## North Georgia News

## **Legal Notices for November 4, 2015**

IN THE JUVENILE COURT OF UNION COUNTY STATE OF GEORGIA IN THE INTEREST OF:

DOB: 06-07-2014 SEX: FEMALE

SEX: FEMALE
A CHILD UNDER THE AGE OF EIGHTEEN
case no.144-15j-114A
NOTICE OF TERMINATION OF PARENTAL RIGHTS
HEARING
TO: MICHELLE ELLIOTT-JONES, MOTHER OF THE
ABOVE-NAMED CHILD

ABOVE-NAMED CHILD by Order for Service by Publication dated the 6th day of October, 2015, you are hereby noti-fied that on the 24th day of September, 2015, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Termination of Parental Rights against you as to the above-named child, and this Court found it to be in the child's best interest that the Petition be filed.

be filed.

Georgia law provides that you can permanently lose your rights as a parent. A Petition to Terminate Parental Rights has been filed requesting the Court to terminate your parental rights to your child. A copy of the Petition to Terminate Parental Rights is attached to this Notice. A hearing on the Department's Petition has been scheduled for the 18th day of December 2015 of the 2010 and in the United Courts. nas been scheduled for the 18th day of De-cember, 2015 at 9:00 a.m. in the Union County Courthouse, Blairsville, Georgia. If you fail to appear, the Court can terminate your rights in your absence. If the Court at the trial finds that the facts set

out in the Petition to Terminate Parental Rights are true and that termination of your rights will serve the best interests of your child, the Court can enter a judgment ending your rights

to your child.

If the judgment terminates your parental rights, you will no longer have any rights to your child. This means that you will not have the right to visit, contact, or have custody of your child or make any decisions affecting your child or make any decisions affecting your child will be legally freed to be adopted by someone else.

Even if your parental rights are terminated:

1) You will still be responsible for providing financial support (child support payments) for your child's care unless and until your child is adopted; and

2) Your child can still inherit from you unless to your child. If the judgme

adopted; and
2) Your child can still inherit from you unless
and until your child is adopted.
This is a very serious matter. You should contact an attorney immediately so that you can
be prepared for the court hearing. You have the be prepared for the court hearing. You have the right to hire an attorney and to have him or her represent you. If you cannot afford to hire an attorney, the Court will appoint an attorney if the Court find that you are an indigent person. Whether or not you decide to hire an attorney, you have the right to attend the hearing of your case, to call witnesses on your behalf, and to question those witnesses brought against

you.

If you have any questions concerning this notice, you may call the telephone number of the
clerk's office.

clerk's office.
WITNESS, the Honorable Jeremy Clough,
Judge of said Court, this the 6th day of Octo-ber, 2015.
Honorable Jeremy Clough
Judge, Juvenile Court
Union County, Georgia
Enotah Judicial Circuit
N(Oct14,21,28,Nov4)8

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Karen Ann Patterson Collins, All debtors and creditors of the estate of Karen

Ann Patterson Collins, 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). tate are required to make infinedate to the Personal Representative(s). This 5th day of October, 2015. By: Gary Hayes Patterson 241 Spiva Cove Mtn. Trl. Blairsville, GA. 30512

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Gwendolyn Hughes, All debtors and creditors of the estate of

Gwendolyn Hughes, 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

Interlease native(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 10th day of October, 2015. By: Craig Hughes 3825 Lavista Rd., Q4 Tucker, GA, 30084

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
Lifestyle Hearing Corp (USA) Inc. conducting a
business as Affordable Hearing Aid Solutions
in the City of Blairsville, County of Union, in the
State of Georgia, under the name of Affordable
Hearing Aid Solutions, and that the nature of
the business is Audiology services and the
sale of hearing aids and accessories and that sale of hearing aids and accessories and that the names and addresses of the persons, firms or partnership owning and carrying on said trade of business are: Lifestyle Hearing Corp (USA) Inc., 1101 Brickell Avenue, Suite N401, Miami, FL 33131.

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME, PARTNERSHIP OR OTHERS STATE OF GEORGIA, COUNTY OF UNION

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)B

NOTICE

NOTICE

An Environmental Effects Report has been conducted for the University of Georgia by New South Associates. This report addresses the historic and cultural significance of 45 buildings located in various locations across buildings located in various locations across the state that have been identified by the Col-lege of Agricultural and Environmental Sci-ences for inventory reduction. In Union County, the farm buildings under consideration are #3510 Greenhouse and #3511 Dwelling. The report is required prior to making a determina-tion to demolish the structures. This proposed inventory reduction is consistent with the UGA Master Plan.

For additional information or to review the

report, please contact Krista Coleman-Silvers, Assistant to the Vice President for Finance and Administration, 382 East Broad Street, Athens GA 30602, or 706-542-3605.

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Larry Lee Bradford,
All debtors and creditors of the estate of

All deflots and creditors of the estate of Learry 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 tate are required to make immedia to the Personal Representative(s). This 30th day of October, 2015. By: Dane Bradford 868 Yorktowne Dr. Rockledge, FL. 32955

STATE OF GEORGIA

**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 tate are required to make immedia to the Personal Representative(s). This 30th day of October, 2015. By: James Harkins 203 Royal Crest Circle Kathleen, GA. 31047

STATE OF GEORGIA

NAILE OF GEODMAN
WHON 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 according to tate 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

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

An denotes and retentions on the estate of wary 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 tate are required to make infinitely 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 according to tate are required to make immediate payment tate are required to make immedia to the Personal Representative(s). This 30th day of October, 2015. By: David Gropp 11609 150th Ct., N. Jupiter, FL. 33478

IN THE PROBATE COURT COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
JAMES STEWART ROBERSON, DECEASED

PETITION FOR LETTERS OF ADMINISTRATION

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 Roberson, 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 petitions 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 without a bearing tions are filed, the petition may be granted without a hearing.

By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 N(Nov4,11,18,25)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, RO-DRIGUEZ, ROGER R. RODRIGUEZ to MORTGAGE DRIGUEZ, 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 outers to the highest bidder for 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

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.

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

as 121 BÖOĞER 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; 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 posses-

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 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. 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: Rubin Lublin, LLC, 3740 Davinci Court, Suite 150, Peachtree Corners, GA 30092 Telephone Number: (877) 813-0992 Case No.

Telephone Number: (877) 813-0992 Case No.

OKN-15-05440-1 Ad Run Dates 11/04/2015, 11/11/2015, 11/18/2015 www.rubinlublin.com/property-listings.php

NOTICE OF SALE UNDER POWER

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 Chad S. Stephens and Stacy Celina Stephens to MORT-GAGE 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 seconveying the after-described property to se-cure a Note in the original principal amount of Three Hundred Seventy Thousand Four Hun-dred and 00/100 DOLLARS (\$370,400.00), with interest thereon as set forth therein, there will 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 fol-

on the first Tuesday in December 2015, the fol-lowing described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 53 OF THE 16TH DIS-TRICT, 1ST SECTION OF UNION COUNTY, GEOR-GIA 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 SUPPRIOR 240. RECORDS OF THE CLERK OF THE SUPERIOR 240, RECORDS OF THE CLERK OF THE SUPERIOR COURT OF UNION COUNTY, GEORGÍA. 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

D.B. ACHES, MORE UR 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

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

and matters or 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, 561-682-8000. 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 properts in processing the comments and said property in the comments and said property and said property and said property are comments.

stephreis or a tenant or learns 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 beloage of the convint and audits.

immaturi 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

NOTICE OF SALE UNDER POWER

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 est 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 ACCUPANTE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.

THE PROPERTY IS SUBJECT TO THE ROAD EASEMENTS AS SHOWN ON SAID PLAT.

THE PROPERTY IS SUBJECT TO THE ROAD EASEMENT AS SHOWN ON SAID PLAT.

THE PROPERTY IS SUBJECT TO THE ROAD 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 GRANTE TO GRANTEE A PERSONAL WATER RIGHT TO WATER FROM THE GRANT-ORS REMAINING PROPERTY AS SHOWN ON THE WARRANTY DEED RECORDED IN DEED BOOK 117, PAGE 558, UNION COUNTY, GEORGIA RECORDS.

TOGETHER WITH ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 153, sold by the undersigned at public outcry to the

190, PAGE 358, ONION COUNTY, GEURGIA 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

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). U.S. BANK 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 0.C.G.A. § 44-14-162.2, U.S. BANK NATIONAL ASSOCIATION may be contacted at: U.S. BANK NATIONAL ASSOCIATION, 4801 FREDERICA ST, OWENS-BORO, KY 42301, 855-698-7627. Please note that, pursuant to 0.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or duly endorsed Note and is the current assigned secured creditor is not required to amend or modify the terms of the loan. To the best knowl-edge and belief of the undersigned, the party/ parties in possession of the subject property known as 2514 BALD MOUNTIAN CREEK ROAN, BLAIRSVILLE, GEORGIA 30512 is/are: DONALD

known as 2514 BALD MOUNTIAN CREEK ROAD, BLAIRSVILLE, GEDRGIA 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 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. 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 BEBT. ANY INFORMATION OBTAINED WILL BE USED ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000004316246 BAR-RETT DAFFIN FRAPPIER LEVINE & BLOCK, LLP 15000 Surveyor Boulevard Addison, Texas 75001 Telephone: (972) 341-5398.

NOTICE OF SALE UNDER POWER.

WINON COUNTY
Pursuant to the Power of Sale contained in a
Security Deed given by Joyce Robertson, C. D.
Robertson and Sharon R Randolph to Mort-Robertson and Sharon R Randolph to Mortgae 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 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:

LESS AND EXCEPT: 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.

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, includthe Saine and an 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 2988 GA 180, Blairsville, GA 30512 together with all fitterserved account.

2988 GA 180, Blarsville, 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.

R Handolph 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 M0, 63368
866-272-4749

O'Fallon MU, 05300 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

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 mat-ters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zon-ing ordinances, restrictions, covenants, and matters of record superior to the Security Deed first cat put shows.

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.

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 Pied-mont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400. 1148-4639A

1148-46394
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