

North Georgia News

Legal Notices for February 8, 2017

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Geardine Edith Brooks,
All debtors and creditors of the estate of Geardine Edith Brooks, 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 1st day of February, 2017.
By: Jimmy S. Brooks
536 Victoria Rd.
Woodstock, GA 30189
N\Feb8,15,22,Mar18

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of John Wallace Stafford,
All debtors and creditors of the estate of John Wallace Stafford, 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 24th day of January, 2017.
By: Patricia Ann Stafford
69 Blair Ave.
Hillsboro, NH 03244
N\Feb8,15,22,Mar18

NOTICE OF FORECLOSURE
EQUITY OF REDEMPTION
TO: ESTATE OF OSCAR A. COLLINS, HEIRS KNOWN OR UNKNOWN, ESTATE OF LECIL COLLINS, HEIRS KNOWN OR UNKNOWN, ESTATE OF PAUL COLLINS, HEIRS KNOWN OR UNKNOWN, ESTATE OF LELA COLLINS COX, HEIRS KNOWN OR UNKNOWN, ESTATE OF BURMA COLLINS, HEIRS KNOWN OR UNKNOWN, ESTATE OF LEVELLE COLLINS COX, HEIRS KNOWN OR UNKNOWN, ESTATE OF RUSSELL COLLINS, HEIRS KNOWN OR UNKNOWN, ESTATE OF MARJORIE COLLINS WARRICK, HEIRS KNOWN OR UNKNOWN, ESTATE OF ESTHER COLLINS, HEIRS KNOWN OR UNKNOWN, ESTATE OF RONNIE COLLINS, HEIRS KNOWN OR UNKNOWN, ESTATE OF DAWN COLLINS, HEIRS KNOWN OR UNKNOWN, ESTATE OF NOREEN COLLINS, HEIRS KNOWN OR UNKNOWN, ESTATE OF SYDNEY COLLINS, HEIRS KNOWN OR UNKNOWN, ESTATE OF DALLAS COLLINS, HEIRS KNOWN OR UNKNOWN, ESTATE OF CHERYL COLLINS, HEIRS KNOWN OR UNKNOWN, MARVIN COLLINS, JAY COLLINS, CHARLIE COLLINS, RONA BRABANT, GREGORY LANE ANDERSON, DOUGLAS COLLINS, DANIEL COLLINS, PHYLLIS MAYNARD, MARSHALL COLLINS, DEZMA PAGE, LARRY COLLINS, BRAD COLLINS, BRENDA WALSH, DWAYNE COLLINS, RON COLLINS, JODY R. NEARY, DERINDA A. JOHNSON, TRACY L. MOYDEL, JIMMY LEDFORD, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW.
RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et seq.).
TAKE NOTICE THAT:
This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax Sale Deed.
The right to redeem the following described property, to wit:
All that tract or parcel of land lying and being in the Ninth District and First Section, of Union County, Georgia and being a part of Lot of Land No. 68 and described as follows: Beginning at a point on Bank of Branch, marked by a rock corner and adjoining the lands of Oscar A. Collins, previously purchased from Union County; thence South with branch, approximately 5 rods and seven and one half feet and marked by a rock corner; thence East 12 rods and eight and one half feet, to road right of way; thence North, with said road right of way, a distance of five rods and seven and one half feet, to the Collins line; thence West with the Collins line to the beginning point.
AND
All that tract or parcel of land lying and being in the Ninth District and First Section of Union County, Georgia, and being part of lot of land No. 68 and described as follows:
Commencing at the center of a Water pipe on the west side of the highway; thence with said highway No. 11- Nine Rod 15 feet and ten inches to a corner; thence South 66° West to a branch; thence up the branch in a northerly direction to the mouth of the drain ditch leading from the highway; thence up said ditch to the beginning point. Said tract contains one (1) acre, more or less.
The above said property was purchased from J. O. Twigg in order that Union County might obtain a road right of way for the State of Georgia, and this right of way is hereby excepted in this deed, which said right of way has been previously deeded to the State of Georgia.
As described in Deed Book MM, Page 453 and Deed Book KK, Page 479, Union County, Georgia Records. Further described as Map & Parcel 035067.
I will expire and be forever foreclosed and barred on and after February 22, 2017.
The tax deed to which this notice relates is dated the 2nd day of June, 2015, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1010 at Pages 432-433, corrective tax deed filed January 11, 2017 in Deed Book 1061, Pages 100-101 in the Office of the Clerk of the Superior Court of Union County, Georgia.
The property may be redeemed at any time before February 22, 2017, by payment of the redemption price as fixed and provided by law to the undersigned name at the following address:
Akins & Davenport, PC
P.O. Box 923
Blairsville, GA 30514
PLEASE BE GOVERNED ACCORDINGLY.
Daniel J. Davenport
Akins & Davenport, PC
Attorney for Paul William Puett, Jr.
Georgia Bar No. 821237
80 Town Square
P.O. Box 923
Blairsville, GA 30514
(706) 745-0032
N\Jan18,25,Febl,8,9

TRADE NAME REGISTRATION
Georgia, Union County
To home it may concern:
Please be advised that Mountain HHA, LLC whose address is 136 Hospital Drive, Suite B, Blairsville, GA 30512, and, N/A whose address is N/A is/are the owner(s) of the certain business now being carried on at 136 Hospital Drive, Suite B, Blairsville, GA 30512 the following trade name, to-wit: Mountain Home Health and that the nature of said business is: Home Health Care.
This statement is made in conformity with O.C.G.A. § 10-1-490 et seq. requiring the filing of such statement with the Clerk of Superior Court of this county.
This the 3rd day of February, 2017
N\Feb8,15,22

NOTICE
This notice serves purpose that Blairsville Storage will hold a public auction pursuant to the Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215, on February 20, 2017, 10:00am at Blairsville Storage, located at 27 Orbit Drive, Blairsville, GA 30512, County of Union, State of Georgia.
Christi Hughes Unit C31
This auction will be a cash sale to the highest bidder, or disposed of. Sale subject to cancellation in the event of a settlement between the owner and obligated party.
N\Feb8,15,22

NOTICE
This notice serves purpose that Blairsville Storage will hold a public auction pursuant to the Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215, on February 20, 2017, 10:00am at Blairsville Storage, located at 27 Orbit Drive, Blairsville, GA 30512, County of Union, State of Georgia.
Christi Hughes Unit C31
This auction will be a cash sale to the highest bidder, or disposed of. Sale subject to cancellation in the event of a settlement between the owner and obligated party.
N\Feb8,15,22

IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
JOHNNIE R. HORNEY, SR., DECEASED
ESTATE NO. 16-144
NOTICE
IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,
To: Johnnie R. Horney, Jr.
This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before February 13, 2017.
BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel 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\Jan18,25,Febl,8,9

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Gary Wayne Loftis,
All debtors and creditors of the estate of Gary Wayne Loftis, 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 10th day of January, 2017.
By: Peggy Ann Thompson Loftis
414 Sawmill Rd.
Blairsville, GA 30512
N\Jan18,25,Febl,8,9

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Francine Ives,
All debtors and creditors of the estate of Francine Ives, 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 12th day of January, 2017.
By: Virginia (Ginny) Thompson
382 Craig Thompson Dr.
Blairsville, GA 30512
N\Jan18,25,Febl,8,9

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of John D. Glenn,
All debtors and creditors of the estate of John D. Glenn, 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 19th day of January, 2017.
By: Cynthia Sue Lynd
28 Pine Log Rd.
Young Harris, GA 30582
N\Jan18,25,Febl,8,9

REQUEST FOR PROPOSAL
The Union County Fire Department is requesting proposals from qualified fire/rescue apparatus manufacturers for a rescue/quick attack emergency vehicle.
Proposals will be received by the Union County Fire Department 507 Shoe Factory ROAD BLAIRSVILLE, Georgia 30512 until 4:00 PM local time on March 3, 2017. Late proposals will not be considered nor returned. Proposals will be formally accepted and acknowledged at the Union County Fire Department by staff personnel.
The Proposal documents and specifications are available for inspection on the Union County website at www.unioncountyyga.gov and at the Union County Fire Department 507 Shoe Factory Road, Blairsville, Georgia 30512; phone 706-439-6091 or fax 706-439-6095. Proposals may not be withdrawn for ninety (90) days after the time and date set for closing, except as allowed by O.C.G.A. Union County reserves the right to reject any and all proposals and to waive any technicalities.
RFP DOCUMENTS ARE AVAILABLE AT THE UNION COUNTY, GEORGIA WEBSITE: www.unioncountyyga.gov
N\Feb1,8,15,22,9

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 HARRY L. THOMSON AND LOUISE D. THOMSON TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR BANK OF AMERICA, N. A., ITS SUCCESSORS AND ASSIGNS, dated 01/05/2015, and Recorded on 02/12/2015 as Book No. 998 and Page No. 115, UNION COUNTY, Georgia records, as last assigned to BANK OF AMERICA, N.A. (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$184,986.00, 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 March, 2017, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 66, 9TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA CONTAINING THREE (3) ACRES AS SHOWN ON A SURVEY BY BLAIRSVILLE SURVEYING CO. R. S. 42228 DATED 12/14/93, RECORDED IN PLAT BOOK 31 PAGE 76 UNION COUNTY RECORDS WHICH DESCRIPTION ON SAID PLAT IS INCORPORATED HEREIN BY REFERENCE. THE GRANTOR GRANTS TO GRANTEE, THEIR HEIRS, SUCCESSORS AND AGREES TO THE ABOVE DESCRIBED PROPERTY ALONG THE ACCESS DRIVE AS SHOWN ON SAID PLAT. THE ABOVE DESCRIBED PROPERTY MAY NOT BE SUBDIVIDED AND IS CONVEYED SUBJECT TO THE POWER LINE EASEMENT. 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). BANK OF AMERICA, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP acting on behalf of and, as necessary, in consultation with BANK OF AMERICA, N.A. (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, BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, 7105 CORPORATE DRIVE, PLANO, TX 75024, 800-669-8650. 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/parties in possession of the subject property known as 43 PRAISE THE LORD LN, BLAIRSVILLE, GEORGIA 30512 is/are: HARRY L. THOMSON AND LOUISE D. THOMSON 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 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. BANK OF AMERICA, N.A. as Attorney in Fact for HARRY L. THOMSON AND LOUISE D. THOMSON. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 0000006392021 BARRETT DAFFIN FRAPPIER LEVINE & BLOCK, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398.
N\Feb8,15,22,Mar18

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA, COUNTY OF UNION
By virtue of a Power of Sale contained in that certain Security Deed from CHARLES J. MATHESON, JANET S. TANNER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR MORTGAGE SERVICES III, LLC, dated May 7, 2013, recorded May 7, 2013, in Deed Book 940, Page 509-521, 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 Sixty-Six Thousand Nine Hundred Twenty and 00/100 dollars (\$166,920.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to PennyMac Loan Services, LLC, 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 March, 2017, 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 308, OF THE 9TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA CONTAINING 5.50 ACRES MORE OR LESS DESCRIBED IN AND CONVEYED BY THAT CERTAIN WARRANTY DEED FROM FRANK Q. NICHOLS AND REGENIA NICHOLS TO ELTON GUNDEN AND MARJORIE GUNDEN DATED JULY 11, 1981, FILED AND RECORDED JULY 13, 1981 IN DEED BOOK 117, PAGE 601 OF THE RECORDS OF THE CLERK OF THE SUPERIOR COURT OF UNION COUNTY, GEORGIA THE DESCRIPTION OF SAID PROPERTY CONTAINED IN SAID DEED BEING EXPRESSLY INCORPORATED HEREIN-AFTER BY REFERENCE AS THE DESCRIPTION OF THE PROPERTY HEREBY CONVEYED. SAID PROPERTY IS SHOWN ON A PLAT OF SURVEY IN PLAT BOOK K, PAGE 228 OF THE UNION COUNTY GEORGIA RECORDS.
Said legal description being controlling, however the property is more commonly known as 625 GAINESVILLE HWY, 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 CHARLES J. MATHESON, JANET S. TANNER, 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: PennyMac Loan Services, LLC, Loss Mitigation Dept., 3043 Townsgate Rd., Suite 200, Westlake Village, CA 91361, Telephone Number: 1-866-549-3583.
PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for CHARLES J. MATHESON, JANET S. TANNER 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, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992 Case No. PNY-17-00464-1
Ad Run Dates 02/08/2017, 02/15/2017, 02/22/2017, 03/01/2017
www.rubintlublin.com/property-listings.phpc
N\Feb8,15,22,Mar18

STATE OF GEORGIA
COUNTY OF UNION
NOTICE OF SALE UNDER POWER
Under and by virtue of the power of sale contained in a Security Deed from RUSSELL BURNETTE to UNITED COMMUNITY BANK, dated January 8, 2010, recorded January 20, 2010, in Deed Book 824, Page 321, Union County, Georgia records, as last modified by Modification of Security Deed dated December 17, 2015, recorded in Deed Book 1027, Page 437, Union County, Georgia records, said Security Deed being given to secure a Note from RUSSELL BURNETTE dated December 17, 2015, in the original principal amount of Thirty One Thousand Four Hundred Forty and 15/100 (\$31,440.15) Dollars, with interest due thereon on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in March, 2017, the following described property:
All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 6, of Union County, Georgia, containing 6.59 acres, more or less, and being further identified as Tract 4, as shown on a plat of survey by John M. Clark GRLS #2333, dated July 30, 1988, and recorded in Union County, Georgia records in Plat Book U, Page 120. Said plat is incorporated into this instrument by reference hereto for a complete and accurate description of the above conveyed property.
Also conveyed is a non-exclusive perpetual easement for the use of subdivision roads for ingress and egress to the above described property, and shown as a 30 foot R/W Public Road on the above described 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).
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, easements, 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 property is RUSSELL BURNETTE or a tenant or tenants.
UNITED COMMUNITY BANK, as attorney in Fact for RUSSELL BURNETTE
L. Lou Allen
Stites & Harbison, PLLC
520 West Main Street
Blue Ridge, Georgia 30513
(706) 632-7923
File No. 7484A-03815
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
N\Feb8,15,22,Mar18

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA COUNTY OF UNION
Under and by virtue of the power of sale contained with that certain Security Deed dated April 2, 2014, from Clayton Mason and Kristina Mason to Mortgage Electronic Registration Systems, Inc., as nominee for LoanDepot.com, LLC, recorded on April 21, 2014 in Deed Book 972 at Page 573, Union County, Georgia Records, having been last sold, assigned, transferred and conveyed to LoanDepot.com, LLC by Assignment and said Security Deed having been given to secure a note dated April 2, 2014, in the amount of \$79,568.00, said note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Union County, Georgia, on March 7, 2017, the following described real property (hereinafter referred to as the "Property"):
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 79, OF UNION COUNTY, GEORGIA, AND BEING LOT 1, CONTAINING 1.00 ACRE, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER AND ASSOCIATES, INC., DATED MARCH 30, 1989, AND RECORDED IN UNION COUNTY, GEORGIA RECORDS IN PLAT BOOK 27, PAGE 203. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.
The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is/are Clayton Mason and Kristina Mason. The property, being commonly known as 18 Kimbrell Lane, Blairsville, GA, 30512 in Union County, will be sold as the property of Clayton Mason and Kristina Mason, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed.
Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: Cenlar, 425 Phillips Boulevard, Ewing, NJ 08618, 800-223-6527. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.
Albertelli Law
Attorney for LoanDepot.com, LLC as Attorney in Fact for Clayton Mason and Kristina Mason
100 Galleria Parkway, Suite 960
Atlanta, GA 30339
Phone: (770) 373-4242
By: James E. Albertelli, Esq.
For the Firm
THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
JEA - 17-000913
A-4608407 02/08/2017, 02/15/2017, 02/22/2017, 03/01/2017
N\Feb8,15,22,Mar18

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA COUNTY OF UNION
Under and by virtue of the power of sale contained in a Security Deed from RUSSELL BURNETTE to UNITED COMMUNITY BANK, dated January 8, 2010, recorded January 20, 2010, in Deed Book 824, Page 321, Union County, Georgia records, as last modified by Modification of Security Deed dated December 17, 2015, recorded in Deed Book 1027, Page 437, Union County, Georgia records, said Security Deed being given to secure a Note from RUSSELL BURNETTE dated December 17, 2015, in the original principal amount of Thirty One Thousand Four Hundred Forty and 15/100 (\$31,440.15) Dollars, with interest due thereon on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in March, 2017, the following described property:
All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 6, of Union County, Georgia, containing 6.59 acres, more or less, and being further identified as Tract 4, as shown on a plat of survey by John M. Clark GRLS #2333, dated July 30, 1988, and recorded in Union County, Georgia records in Plat Book U, Page 120. Said plat is incorporated into this instrument by reference hereto for a complete and accurate description of the above conveyed property.
Also conveyed is a non-exclusive perpetual easement for the use of subdivision roads for ingress and egress to the above described property, and shown as a 30 foot R/W Public Road on the above described 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).
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, easements, 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 property is RUSSELL BURNETTE or a tenant or tenants.
UNITED COMMUNITY BANK, as attorney in Fact for RUSSELL BURNETTE
L. Lou Allen
Stites & Harbison, PLLC
520 West Main Street
Blue Ridge, Georgia 30513
(706) 632-7923
File No. 7484A-03815
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
N\Feb8,15,22,Mar18

NOTICE OF SALE UNDER POWER
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Under and by virtue of the power of sale contained in a Security Deed from RUSSELL BURNETTE to UNITED COMMUNITY BANK, dated January 8, 2010, recorded January 20, 2010, in Deed Book 824, Page 321, Union County, Georgia records, as last modified by Modification of Security Deed dated December 17, 2015, recorded in Deed Book 1027, Page 437, Union County, Georgia records, said Security Deed being given to secure a Note from RUSSELL BURNETTE dated December 17, 2015, in the original principal amount of Thirty One Thousand Four Hundred Forty and 15/100 (\$31,440.15) Dollars, with interest due thereon on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in March, 2017, the following described property:
All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 6, of Union County, Georgia, containing 6.59 acres, more or less, and being further identified as Tract 4, as shown on a plat of survey by John M. Clark GRLS #2333, dated July 30, 1988, and recorded in Union County, Georgia records in Plat Book U, Page 120. Said plat is incorporated into this instrument by reference hereto for a complete and accurate description of the above conveyed property.
Also conveyed is a non-exclusive perpetual easement for the use of subdivision roads for ingress and egress to the above described property, and shown as a 30 foot R/W Public Road on the above described 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).
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, easements, 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 property is RUSSELL BURNETTE or a tenant or tenants.
UNITED COMMUNITY BANK, as attorney in Fact for RUSSELL BURNETTE
L. Lou Allen
Stites & Harbison, PLLC
520 West Main Street
Blue Ridge, Georgia 30513
(706) 632-7923
File No. 7484A-03815
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
N\Feb8,15,22,Mar18

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA COUNTY OF UNION
Under and by virtue of the power of sale contained with that certain Security Deed dated April 2, 2014, from Clayton Mason and Kristina Mason to Mortgage Electronic Registration Systems, Inc., as nominee for LoanDepot.com, LLC, recorded on April 21, 2014 in Deed Book 972 at Page 573, Union County, Georgia Records, having been last sold, assigned, transferred and conveyed to LoanDepot.com, LLC by Assignment and said Security Deed having been given to secure a note dated April 2, 2014, in the amount of \$79,568.00, said note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Union County, Georgia, on March 7, 2017, the following described real property (hereinafter referred to as the "Property"):
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 79, OF UNION COUNTY, GEORGIA, AND BEING LOT 1, CONTAINING 1.00 ACRE, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER AND ASSOCIATES, INC., DATED MARCH 30, 1989, AND RECORDED IN UNION COUNTY, GEORGIA RECORDS IN PLAT BOOK 27, PAGE 203. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.
The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is/are Clayton Mason and Kristina Mason. The property, being commonly known as 18 Kimbrell Lane, Blairsville, GA, 30512 in Union County, will be sold as the property of Clayton Mason and Kristina Mason, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed.
Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: Cenlar, 425 Phillips Boulevard, Ewing, NJ 08618, 800-223-6527. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under 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 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.
BANK OF AMERICA, N.A. as agent and Attorney in Fact for Jillian Dyer
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
1016-667501730A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1016-667501730A
N\Feb8,15,22,Mar18

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA COUNTY OF UNION
Under and by virtue of the power of sale contained with that certain Security Deed dated April 2, 2014, from Clayton Mason and Kristina Mason to Mortgage Electronic Registration Systems, Inc., as nominee for LoanDepot.com, LLC, recorded on April 21, 2014 in Deed Book 972 at Page 573, Union County, Georgia Records, having been last sold, assigned, transferred and conveyed to LoanDepot.com, LLC by Assignment and said Security Deed having been given to secure a note dated April 2, 2014, in the amount of \$79,568.00, said note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Union County, Georgia, on March 7, 2017, the following described real property (hereinafter referred to as the "Property"):
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 79, OF UNION COUNTY, GEORGIA, AND BEING LOT 1, CONTAINING 1.00 ACRE, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER AND ASSOCIATES, INC., DATED MARCH 30, 1989, AND RECORDED IN UNION COUNTY, GEORGIA RECORDS IN PLAT BOOK 27, PAGE 203. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.
The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is/are Clayton Mason and Kristina Mason. The property, being commonly known as 18 Kimbrell Lane, Blairsville, GA, 30512 in Union County, will be sold as the property of Clayton Mason and Kristina Mason, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed.
Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above described mortgage is as follows: Cenlar, 425 Phillips Boulevard, Ewing, NJ 08618, 800-223-6527. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.
Albertelli Law
Attorney for LoanDepot.com, LLC as Attorney in Fact for Clayton Mason and Kristina Mason
100 Galleria Parkway, Suite 960
Atlanta, GA 30339
Phone: (770) 373-4242
By: James E. Albertelli, Esq.
For the Firm
THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
JEA - 17-000913
A-4608407 02/08/2017, 02/15/2017, 02/22/2017, 03/01/2017
N\Feb8,15,22,Mar18

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA COUNTY OF UNION
Under and by virtue of the power of sale contained with that certain Security Deed dated April 2, 2014, from Clayton Mason and Kristina Mason to Mortgage Electronic Registration Systems, Inc., as nominee for LoanDepot.com, LLC, recorded on April 21, 2014 in Deed Book 972 at Page 573, Union County, Georgia Records, having been last sold, assigned, transferred and conveyed to LoanDepot.com, LLC by Assignment and said Security Deed having been given to secure a note dated April 2, 2014, in the amount of \$79,568.00, said note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Union County, Georgia, on March 7, 2017, the following described real