North Georgia News

Legal Notices for January 14, 2015

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Susan Lorraine McGuinness All debtors and creditors of the estate of Susar Lorraine McGuinness, deceased, late of Union Lorraine McGuinness, 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 es-tate are required to make immediate payment tate are required to make nimieous to the Personal Representative(s). This 17th day of December, 2014. By: Janet Hart 6257 Riverview Parkway Braselton, GA. 30517 Carolyn Carola

Carolyn Cargle 1626 Hampton Oaks Bend STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Douglas Edward Sexton,
All debtors and creditors of the estate of Douglas Edward Sexton, 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 17th day of December, 2014.
By: Patricia Ledford
339 Henson Dr.
Blairsville, GA. 30512
N(Dec24,31,Jan7,14)B

UNION COUNTY

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Wesley W. Fegreus,
All debtors and creditors of the estate of
Wesley W. Fegreus, 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 December, 2014.
By: Sandra Kirkpatrick
33
Sandra Kirkpatrick
Bracey, VA 23919

STATE OF GEORGIA NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DESIGNS AND CREDITIONS RE: Estate of Don L. Eargle, All debtors and creditors of the estate of Don L. Eargle, 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 esthe law, and an person indeduce to said estate are required to make immediate payment to the Personal Representative(s).
This 10th day of December, 2014. By: Cindy Eargle Ross 9530 Stoney Ridge Ln. Alpharetta, GA. 30022

NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Eleanor Cowgill,
All debtors and creditors of the estate of Eleanor Cowgill, 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 aw, and all persons indebted to said estate are required to make immediate payment
to the Personal Representative(s).
This 4th day of December, 2014.
By: James Thomas Cowgill By: James Thomas Cowgill 2506 Barbara Dr. Ft. Lauderdale, FL 33316

STATE OF GEORGIA UNION COUNTY

UNION COUNTY
MOTICE TO DEBTORS AND CREDITORS
RE: Estate of Mary Lou Whitt,
All debtors and creditors of the estate of Mary
Lou Whitt, deceased, late of Union County,
Georgia, are hereby notified to render their
demands and payments to the Personal
Department by the estate acception to demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 30th day of December, 2014.

By: Janice Carol Trandell
14 Emma Grace Ln.

Rairsville, Ga. 30512 Blairsville, Ga. 30512

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Barbara P. Colwell,
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 Personal Representative(s).
This 30th day of December, 2014.
By: Leah Ann Adams
P.O. Box 113
Blairsville, Ga. 30514

Leslie Lynn Daniel 1784 Ivy Log Creek Rd. Young Harris, GA. 30582 STATE OF GEORGIA

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

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 to make immediate payment to the Personal Representative(s). This 9th day of January, 2015.

By: Sheila Chapman 49 Pruitt Circle
Blairsville, GA 30512

NJan14.21 28, Feb4)8

N(Jan14,21,28,Feb4)E STATE OF GEORGIA

UNION COUNTY Notice to: Curtis Andrew Osborne A Pre-Warrant hearing will be held in Magis-trate Court on January 27, 2015 at 2 p.m. to detrate court of Sandary 27, 2015 at 2 p.m. to de-termine if sufficient probable cause exists to warrant your arrest for the offense of Endan-gering Security Interest O.C.G.A. §§16-9-51. By: Barbara Holbrooks, Deputy Clerk of the Union County Magistrate Court 65 Courthouse Street, Suite 10 Blairsville, GA 30512

706-439-6008

706-439-6008
N(Jan7,14)P
NOTICE OF SEIZURE OF PERSONAL PROPERTY
VALUED AT LESS THAN \$25,000
Pursuant to O.C.G.A. §16-13-49(n), any party
claiming an interest in the following property
is hereby notified that on the 31st day of October 2014, said property was seized by the
undersigned agency in Union County, Georgia.
Property Seized:
PROPERTY ONE: Sixteen Hundred & Thirty
00/100 (\$163.00) in United States Currency
PROPERTY TWO: Sixty-three & 97/100 (\$63.97)
in United States Currency
PROPERTY HREE: Acer laptop computer, Serial
No. NXML8AA002424020AE3400
PROPERTY FOUR: Verizon tablet computer in
(black in gray/black case), Model No. QMV7A,
FCC Id. No. HFSUMV7A
PROPERTY FOUR: Smith & Wesson 9mm handgun, Serial No. TAB5616 and three loaded
magazines with holster, magazine holder, and
20 rounds of ammunition
PROPERTY SIX: Ammunication (20 rounds) for
22 long rifle
PROPERTY SIX: Ammunication (20 rounds) for
22 long rifle
PROPERTY SIX: Three knives, Sheffield,
Morgan-Lee Supply and Greatland brands
PROPERTY SIX: Samsung Galaxy S4 cellular
phone, Serial No. R310511826B and Otterbox
PROPERTY TEN: Samsung Galaxy S4 cellular
phone, Serial No. R310511826B and Otterbox
PROPERTY TEN: Samsung Galaxy S4 cellular
phone, Serial No. R310511826B and Otterbox
PROPERTY TEN: Samsung Galaxy S4 cellular
phone, Serial No. R310511826B and Otterbox
PROPERTY TEN: Samsung Galaxy S4 cellular
phone, Serial No. R310511826B and Otterbox
PROPERTY TEN: Samsung Galaxy S4 cellular
phone, Serial No. R310511826B and Otterbox
PROPERTY ELEVEN: 40.122 ounces of ginseng
Conduct giving rise to said seizure:
Said property was found in the possession of
JAMES RIDLEY and MISTY EKEBERG, and was
found in close proximity to a quantity of METHAMPHETAMINE, a Schedule II controlled substance, MAPHETAMINE, a Schedule II controlled
substance, AMPHETAMINE, a Schedule II controlled
substance, AMPHETAMINE, a Schedule II controlled
substance, and CLONAZEPAM, a
Schedule IV controlled substance, and CLONAZEPAM, a
Schedule IV controlled substance, and Schedule IV
co

uoned substance, ALFNAZUAM, a Scinedule IV controlled substance, and CLONAZEPAM, a Schedule IV controlled substance, and was, directly or indirectly, used or intended for use to facilitate the possession, possession with intent to distribute, trafficking, and/or distribution and sale of METHAMPHETAMINE with intent to distribute, trafficking, and/or distribution and sale of METHAMPHETAMINE and the other previously listed substances, or was the proceeds of said activity, in violation of the Georgia Controlled Substances Act. Further, the said property and the controlled substances were seized from the vehicle occupied by JAMES RIDLEY and MISTY EKEBRRG, while they was in possession of the previously listed substances, along with syringes and packaging, said location being in Union County, Georgia.

The womer of said property is purported to be: James Ridley, 385 Reece Road, LaFayette, Georgia 30728
Misty Ekeberg, 357 Hogsed Lane, Hiawassee, Georgia 30528
Any party claiming an interest in said property is hereby further notified that you must file any claim in accordance with 0.C.G.A. §16-13-49(n)(4) within 30 days of the second publication of this Notice of Seizure in the North Georgia News, the legal organ and a newspaper of general circulation in Union County, by serving said claim to the undersigned seizing agency and the District Attorney by certified mail, return receipt requested.

This 22nd day of December. 2014.

and the District Attorney by Certifi turn receipt requested. This 22nd day of December, 2014. District Attorney Enotah Judicial Circuit SEIZING AGENCY:

D. Walker

D. Walker Blairsville Police Department P.O. Box 307 Blairsville, Georgia 30514 (706) 781-3848 By: Cathy A. Cox-Brakefield Chief Assistant District Attorney 65 Courthouse Street, Box 6 Blairsville, Georgia 30512 (706) 439-6027

IN THE PROBATE COURT

GEORGE HAROLD KING, DECEASED **ESTATE NO. 14-154** NOTICE OF PETITION TO FILE FOR YEAR'S SUP-

The Petition of Carol A. King, for a year's support from the estate of GEORGE HAROLD KING, deceased, for decedent's surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before January 19, 2015, why said Petition should not be granted.

All objections to the Petition must be in writing settling forth the grounds of any such

ing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. 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 guilfur to pleadings/objections, unless you qualify to pleadings/objections, timess you quarily to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the Petition may be granted without a hearing. 65 Courthouse St., Ste. 8

Blairsville, GA 30512 Address (706) 439-6006

Dwain Brackett Judge of the Probate Court By: Kristin Stanley Clerk of the Probate Court

IN THE CIRCUIT COURT FOR

MCMINN COUNTY, TENNESSEE IN RE:

THE ADOPTION OF A MALE CHILD ABAN BRYAN BRYAN, d/o/b: 03/07/2014 By: WYATT FREEMAN and wife

CRYSTAL FREEMAN

DEBRA LYNN BRYAN, Mother UNKNOWN FATHER

ORDER OF PUBLICATION
It appearing from the Petition in this cause, that the address and domicile of the unknown father cannot be ascertained, so that ordinary process cannot be served. It is therefore ORDERED that said respondent, will appear and make defense within thirty (30) days to the Petition, or the same will be taken for confessed as to the respondent and set for hear ing ex parte, and that a copy of the Order be published for four weeks in the North Georgia News, a newspaper published in Union County,

Georgia.
This the day of , 2014.
J. MICHAEL SHARP, Judge
APPROVED FOR ENTRY REID, WINDER, & GREEN, PLLC DONALD (TREY) WINDER, III, BPR# 025765 Attorney for Petitioners 10 West Madison Ave. P.O. Box 628 Athens, Tennessee 37371-0628 Phone: (423) 745-1118

INVITATION TO BID SOUTHERN CHAMPION CONSTRUCTION, INC.,

an EOE, is soliciting quotes from minority and women owned business enterprise sub-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 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

NOTICE
NOTICE
Notice is given that articles of incorporation that will incorporate Thirteen Hundred
Property Owners Association, 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 lack Lance. It at such address is Jack Lance, Jr. LANCE LAW FIRM, PC

Notice is given that articles of incorporation that will incorporate Appelia Because that will Incorporate Amelia Research, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Non-profit 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. LANCE LAW FIRM, PC Jack Lance, Jr., Attorney at Law

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME STATE OF GEORGIA COUNTY OF DEKALB

COUNTY OF DEKALB
The undersigned hereby certifies that:
They are conducting a business at 1058 Kiutuestia Creek Road, Blairsville, Georgia 30512, in the State of Georgia under the trade name Victory Express; and
That the nature of said business is a gas station / convenience store; and

That the said business is composed of the fol-lowing corporation: RC GA Partners, LLC, at 1058 Kiutuestia Creek Road, Blairsville, Geor-nia 20512

1058 Kiutuestia Creek Road, Blairsville, Georgia 30512.
This Affidavit is made in accordance with the Act of Georgia Legislature approved August, 1929, amended March, 1937 and March, 1943.
By: Rita C. Chheda, Sole Member/

NOTICE
Announcement for Georgia Mountains Regional Commission, Workforce Development Board at Commission, workforce Development Board meeting on January 29, 2015 The Georgia Mountains Regional Commission, Workforce Development Board will meet on January 29, 2015 at 3:30 pm. The meeting will be held at the Habersham EMC office located at 6135 Highway 115 West, Clarkesville, GA NOTICE OF PETITION TO CHANGE NAME

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. Rogers to Alexis J. White. Notice is hereby given 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 filing of said petition. This 8th day of January, 2015

Jamie Lynn White
J. Britt McAfee
Attorney for Petitioner
PO Box 1244
Blairsville, GA 30514
706-781-6407

NOTICE OF SALE UNDER POWER THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

THAT PURPUSE.
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 7/2, Page bob, 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 DOLLABS (5/42/950.0) with intract threspen 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 easily need for 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 Secu-rity 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 attor-ney's fees (notice of intent to collect attorney's fees having been given). Conjugate Modrages 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 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, 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 first partiers the description of 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. 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,

COUNTY of UNION NOTICE OF SALE UNDER POWER

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

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 county of the 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 NOTE OF TWO HUNDRED TWO DOLLARS. (2027, EGO. 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 Cournouse 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 SEC-

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 10TH DISTRICT, 1ST SECTION, LAND LOT 46 OF UNION COUNTY, GEORGIA, AND BEING LOT 12 OF TAYLOR'S PLACE SUBDIVISION, CONTAINING 0.807 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY TAMBOK ASSOCIATES, INC., DATED OCTOBER 1888 ASSOCIATES, INC., DATED OCTOBER 29, 1998, AN RECORDED IN UNION COUNTY RE-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 140

EUONITY RECORDS IN DEED BOOK 466, PAGE 149.
BEING THE SAME PROPERTY CONVEYED TO ROY T. STEPP AND MARGARET L. STEPP, AND 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 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 saline and all expenses or units 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;

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 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 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 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.

paragraph. Said property will be sold as the property of ROY T. STEPP.

ROY T. STEPP.
OCWEN LOAN SERVICING, LLC
AS Attorney-in-Fact for
ROY T. STEPP
Phelan Hallinan & Jones, LLC
11675 Great Oaks Way, Suite 375
Alpharetta, GA 30022
Telephone: 770-393-4300
Fax: 770-393-4310
PH # 21525 PH # 21525
This law firm is acting as a debt collector.
Any information obtained will be used for that 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 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 0/100 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, 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. 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 is Caroline Konkel or a tenant or tenants and said property is more commonly known as 359 Chestrult 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 holder of the security deed. Federal National Mortgage Association as Attorney in Fact for Caroline Konkel RCO Legal, P.S. 1587 Northeast Expressway Atlanta, GA 30329 (770)-234-9181 www.rcolegal.com 1R141214 TS#: 1R141214 FEI # 2013.00637 01/07/2015, 01/14/2015. 01/121/2015.01/28/20

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, Union 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 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, Casaria within the Jean bown of sales within the 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. Jasun retisoll, circles. #3007, Salu 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 page 250.

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 De-cember 18, 2003, recorded December 23, 2003 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 for itself a 30' easement for ingress, egress and

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 the said to 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 on 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 209; Plat Book D, Page 153; Plat book 44, Page 20; Plat Book 53, Page 204; Plat Book 54, Page 221; Plat Book 61, Page 192 and Plat Book 64, Page 291, Union County Deed records. Subject to Affidavit of Possession recorded in Page 192 and Plat Book 64, Page 291, Union County Deed Page 291, Page 192 and Plat Book 64, Page 291, Union County Deed Page 291, Page 192 and Plat Book 64, Page 291, Page 291, Page 291, Page 291, Page 193, Page 291, P

Deed Book 324, Pages 721-724, Union County Deed records. Subject to Corporate Resolutions of Noah's Ark Subject to Company and 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. 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

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 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 Subject to Easements recorded in Deed Book

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

attorney's fees having been given as provided

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

Union County, Georgia, in Book # 131, Page# 485; and 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

whereas, the United States of America now wholds 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 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 certified fuset at the bit between the security in the security of the said to contained in the Deed to Secure Debt, will proceed to sell at public outcry, for cash or certified funds to the highest bidder in front of the Courthouse in 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° E65 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; thence N 87° 30′ W 132 feet to an iron pin set; thence N 87° 30′ W 132 feet to an iron pin set in 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 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

By

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. due-

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, 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 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 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, Attn: Loss Mitigation, 7360 S. Kyrene Road, Mail Stop P-214, Tempe, AZ 85283. The telephone number is (877) 265-9717.

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, encumpances, coning ordinanc

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 Gail 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 navment of said indelhedness and all the exament of said indelhedness and said the exament of said indelhedness and sa

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

NOTICE OF POWER
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

property:
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.

writing to 14523 SW Millikan Way, Ste 200, 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 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 sale is not prohibited under

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.
Brousseau.
Brock & Scott, PLLC
4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 14-26973