

# North Georgia News

## Legal Notices for February 15, 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\Feb15,22,Mar17

**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\Feb15,22,Mar17

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of George David Gowder Jr.,  
All debtors and creditors of the estate of George David Gowder Jr., 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 7th day of February, 2017.  
By: George David Gowder, III  
1029 Meeks Rd.  
Blairsville, GA 30512  
Lou Harkins  
PO Box 2042  
Blairsville, GA 30514  
N\Feb15,22,Mar17

**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\Feb15,17

**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.  
Nicholas Taylor Unit E12  
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\Feb15,17

**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\Feb15,17

**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\Jan25, Feb1,8,25

**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.unioncountygga.gov](http://www.unioncountygga.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.unioncountygga.gov](http://www.unioncountygga.gov)  
N\Feb1,8,15,22

**NOTICE**  
In compliance with O.C.G.A. 19-15-3d, the Union County Child Fatality Review Committee is submitting the following:  
Annual Report: January 1, 2016 - December 31, 2016  
Number of Reports Received by Committee for Review: 0  
Number of Reports of Death Investigations Reviewed: 0  
N\Feb15

**NOTICE**  
Notice is hereby given that American Mini Storage will hold a Public Auction Pursuant to the Georgia Self-Storage Act, Georgia Code Section 10-4-210 to 10-4-215 on Thursday, March 2, 2017 at 2 p.m. at American Mini Storage, 323 State Hwy. 325, Blairsville, GA 30512 County of Union, State of Georgia.  
Francis Pittman - Unit #127 & 199  
William Smock - Unit #176  
Dana Thompson, Dustin Meeker - Unit #194  
This auction will be cash sale to highest bidder. Sale subject to cancellation in the event of settlement between owner and obligated party.  
N\Feb15,22P

**NOTICE**  
Georgia Department of Transportation To Hold A Location and Design Public Information Open House  
For P.I. No. 122200  
Union County  
STPO0-0002-07(020)  
On February 21, 2017 at the Blairsville Civic Center, (location) the Georgia Department of Transportation will hold a Public Information Open House concerning the project listed above.  
This project proposes to widen and reconstruct SR 11/US 19/Murphy Highway from two to four lanes with a median between Blairsville and Ivy Log.  
The purpose of this Location and Public Information Open House is to provide the public with an opportunity to view the project, ask questions, and comment on the project.  
The Open House will be held from 4:00 p.m. to 6:00 p.m. It will be informal, and the public is invited to attend anytime during these hours. There will be no formal presentation. A court reporter will be available to allow the public an opportunity to make verbal comments about the project.  
Americans with Disabilities Act (ADA) Information:  
The meeting site is accessible to persons with disabilities. Accommodations for people with disabilities can be arranged with advance notice by calling Kim Coley at (770) 531-5748. Written statements will be accepted concerning this project until Tuesday, March 7, 2017. Written statements may be submitted to: Mr. Eric Duff  
State Environmental Administrator  
Georgia Department of Transportation  
600 West Peachtree Street, NW - 16th Floor  
Atlanta, Georgia 30308  
N\Feb1,sk,15

**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 may be contacted at: BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, 7105 CORPORATE DRIVE, PLANO, TX 75024, 800-669-6650. 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\Feb15,22,Mar17

**NOTICE OF SALE UNDER POWER**  
**GEORGIA, UNION COUNTY**  
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.rubinelublin.com/property-listings.phpc](http://www.rubinelublin.com/property-listings.phpc)  
N\Feb15,22,Mar17

**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\Feb15,22,Mar17

**NOTICE OF SALE UNDER POWER**  
**STATE OF GEORGIA COUNTY OF UNION**  
Under and by virtue of the power of sale contained in 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\Feb15,22,Mar17

**NOTICE OF SALE UNDER POWER,  
UNION COUNTY**  
Pursuant to the Power of Sale contained in a Security Deed given by Jillian Dyer to Mortgage Electronic Registration Systems, Inc., as nominee for Bank of America, N.A. dated 6/25/2009 and recorded in Deed Book 806 Page 25 and modified at Deed Book 970 Page 180 Union County, Georgia records; as last transferred to or acquired by BANK OF AMERICA, N.A., conveying the after-described property to secure a Note in the original principal amount of \$ 66,964.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on March 07, 2017 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:  
All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 244 of Union County, Georgia, and being Lot 12 of Fernbrook Subdivision, containing 0.752 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated July 30, 1997, and recorded in Union County, Georgia records in Plat Book 40, Page 184. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.  
Also conveyed is a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described property.  
The property is subject to the Restrictions recorded in Deed Book 294, Page 540, amended in Deed Book 303, Page 529, Union County records, as amended in Deed Book 328, Pages 43-44, Union County records. The property is subject to the powerline easement to Blue Ridge Mountain EMC recorded in Deed Book 282, Page 90, Union County records.  
LESS AND EXCEPT:  
The property conveyed to Union County by Deed dated 8/27/2003 and recorded in Deed Book 658, Page 220, Union County, Georgia Records.  
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property is commonly known as 799 Fern Valley Ln, aka 399 Fern Valley Lane, Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Jillian Dyer a/k/a Jillian M. Patterson or tenant or tenants.  
Bank of America is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.  
Bank of America  
Home Loan Assistance Dept.  
7105 Corporate Drive  
Plano, TX 75024  
(800) 669-6650  
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.  
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.  
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.  
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\Feb15,22,Mar17