Towns County Herald

Legal Notices for December 24, 2013

NOTICE TO CREDITORS AND DEBTORS State of Georgia County of Towns RE: Estate of Rondal J. Nicholson All creditors of the estate of Rondal J. Nicholson, deceased of Towns County, Hiawas-see, Georgia are hereby notified to render in their demands to the undersigned ac-cording to law; and all persons indebted to said estate are required to make immediate payment to the undersigned. This 16th day of December, 2013. Larry Nicholson

Personal Representative 1796 Upper Bell Creek Road, Hiawassee, GA 30546 706-896-4417

NOTICE TO CREDITORS AND DERTORS

County of Towns RE: Estate of William Edward Dyer All creditors of the estate of William Ed-ward Dyer, deceased of Towns County, Hiawassee, Georgia are hereby notified to render in their demands to the undersigned according to law; and all persons indebted to said estate are required to make imme-diate payment to the undersigned. This 18th day of December, 2013.

Susan De Vries Personal Representative PO Box 219 Hiawassee, GA 30546 706-781-7265

NOTICE TO CREDITORS AND DEBTORS State of Georgia County of Towns RE: Estate of John Henry Hitchcock All creditors of the estate of John Henry

Hitchcock, deceased of Towns County, Hiawassee, Georgia are hereby notified to render in their demands to the undersigned according to law; and all persons indebted to said estate are required to make imme-diate payment to the undersigned.

This 17th day of December, 2013. Brenda Hitchcock Personal Representative 6322 Little Mountain Road Hiawassee, GA 30546 706-896-1020

NOTICE OF PETITION TO CHANGE NAME

You are hereby notified that on November 13, 2013, Shirley Ann O. Owens a/k/a Fran-ces O. Owens filed her petition in the Superior Court of Towns County, Georgia, Case No. 13-CV-286MM, praying for a change in the name of the Petitioner from Shirley Ann O. Owens a/k/a Frances O. Owens to Frances O. Owens Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objec-tions must be filed with said Court within 30 days of the filing of said Petition. Shirley Ann 0. Owens a/k/a Frances 0. Owens,

Petitioner Stephany L. Zaic Georgia Bar No. 784224 Attorney for Petitioner Williams & Zaic, LLC Post Office Box 1836

Dahlonega, GA 30533 (706) 244-4323 T(Dec4,11,18,24)B NOTICE State of Georgia

County of Towns Notice is hereby given that the business op-erated at 7166 Gum Log Road, Young Harris. GA 30582 in the trade name of Robert's ris, LA 30362 in the trade name of Nobert's Auto Body & Paint is owned and carried on by T&S Body Shop, Inc. whose address is the same as above and the statement re-lating thereto required by official code of Georgia 10-1-490 has been filed with the Clerk of Superior Court of Towns County, T(Dec18,24)P

IN THE PROBATE COURT COUNTY OF TOWNS STATE OF GEORGIA IN RE: ESTATE OF Wallace M. Buchanan, DECEASED ESTATE NO. 2013-90 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE TO: All known and unknown interested parties

Mary Marcus has petitioned to be appoint-ed Administrator of the estate of Wallace M. Buchanan deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261. All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before January 20, 2014. All pleadings/objections must be signed un-der oath before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. David Rogers Judge of the Probate Court By: Kerry L. Berrong

Clerk/Deputy Clerk of the Probate Court 48 River St., Suite C Hiawassee, GA 30546 Address 706-896-3467 Telephone Number T(Dec24, Jan1, 8, 15)B

IN THE PROBATE COURT COUNTY OF TOWNS STATE OF GEORGIA IN RE: ESTATE OF Clayton Ernest Plummer, DECEASED ESTATE NO. 2013-89 NOTICE OF PETITION

TO FILE FOR YEAR'S SUPPORT
The petition of Susan Esposito Plummer, for a year's support from the estate of Clayton Ernest Plummer, 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 20, 2014, why said petition should

All objections to the petition must be in writing, 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 qualify to file as an indigent nath. Court probate court necessaries. 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 with-

out a hearing. 48 River St., Suite C Hiawassee, GA 30546 Address 706-896-3467 Telephone Number David Rogers
Judge of the Probate Court
By: Kerry L. Berrong
Clerk/Deputy Clerk of the Probate Court

IN THE PROBATE COURT COUNTY OF TOWNS STATE OF GEORGIA IN RE: ESTATE OF Terrance Lee Profilio, DECEASED ESTATE NO. 2013-85 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE
TO: Christopher Lee Profilio and all known and unknown interested parties
Betty J. Sprinkles has petitioned to be appointed Administrator of the estate of Terrance Lee Profilio deceased, of said County. The Petitioner has also applied for waiver of the deadler report for extension programs. of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261. All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before January 13, 2013. All plead-ings/objections must be signed under oath before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition

may be granted without a hearing. David Rogers Judge of the Probate Court By: Kerry L. Berrong Clerk/Deputy Clerk of the Probate Court 48 River St., Suite C Address Hiawassee, GA 30546 706-896-3467 Telephone Number IN THE PROBATE COURT

COUNTY OF TOWNS STATE OF GEORGIA IN RE: ESTATE OF Virgil Junior Dockery, DECEASED ESTATE NO. 2013-84 PETITION FOR LETTERS OF ADMINISTRATION TO: All known and unknown interested par-

Tommy Junior Dockery has petitioned to be appointed Administrator of the estate of Virgil Junior Dockery deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.

All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before January 13, 2013. All pleadings/objections must be signed under oath before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. David Rogers

Judge of the Probate Court By: Kerry L. Berrong Clerk/Deputy Clerk of the Probate Court 48 River St., Suite C Hiawassee, GA 30546 706-896-3467 Telephone Numbe

T(Dec18,24,Jan1,8)B **NOTICE TO CREDITORS AND DEBTORS** State of Georgia

County of Towns

T(Dec4,11,18,24)B

RE: Estate of Reuel Benjamin Buttram
All creditors of the estate of Reuel Benjamin Buttram, deceased of Towns County, Hiawassee, Georgia are hereby notified to render in their demands to the undersigned according to law; and all persons indebted to said estate are required to make immediate payment to the undersigned. This 26th day of November, 2013. Gayle Buttram Carlson Personal Representative 12526 Saint Charlotte Drive Tampa, FL 33618 813-968-5759

NOTICE TO CREDITORS AND DEBTORS State of Georgia

County of Towns RE: Estate of Marvin Edward Steck, Jr. All creditors of the estate of Marvin Edward Steck, Jr., deceased of Towns County, Hiawassee, Georgia are hereby notified to render in their demands to the undersigned according to law; and all persons indebted to said estate are required to make immediate payment to the undersigned. This 21st day of November, 2013. Russell M. Stookey, Attorney at Law Personal Representative PO Box 310 Hiawassee, GA 30546 706-896-2241 T(Dec4,11,18,24)B

IN THE SUPERIOR COURT OF TOWNS COUNTY STATE OF GEORGIA DOROTHY JAN BURKHART

VS.
RONALD-FRANCIS CROTEAU,
INDIVIDUALLY and AS EXECUTOR,
CO-TRUSTEE and ATTORNEY-IN-FACT
OF THE FOREVER LIVING TRUST Lt.
DEFENDANT
UNIT ACTION NO. 40, 01, 600, 600, 600 CIVIL ACTION NO. 13-CV-283-SG

NOTICE OF PUBLICATION

By Order for service by publication dated the 3rd day of December, 2013, you are hereby notified that on the 7th day of No-vember, 2013, DOROTHY JAN BURKHART

filed suit against you for declaratory relief and damages. You are required to file with the Clerk of the Superior Court, and to serve upon Plaintiff's attorney, Lawrence S. Sorgen, P.O. Box 67, Hiawassee, GA 30546, an Answer in writ-

ing within sixty (60) days of the date of the order for publication.
WITNESS, the Honorable N. Stanley Gunter, Judge of this Superior Court. This the 3rd day of December, 2013.

Cecil Dye, CLERK, SUPERIOR COURT FOR: Honorable N. Stanley Gunter, Judge T(Dec11,18,24,Jan1)B

NOTICE OF SALE UNDER POWER GEORGIA, TOWNS COUNTY Because of default in the payment of the in-debtedness, secured by a Security Deed ex-ecuted by Mick C. Youngblood to Mortgage Electronic Registration Systems, Inc. as nominee for Primary Capital Advisors LC, its successors and assigns dated March 25, 2004 in the amount of \$128,000.00, and recorded in Deed Book 299, Page 483; re-recorded at Deed Book 300, Page 294, Towns County Georgia Records: as last , Towns County, Georgia Records; as last transferred to Nationstar Mortgage LLC by assignment; the undersigned, Nationstar Mortgage LLC pursuant to said deed and the note thereby secured, has declared the entire amount of said indebtedness due and payable and pursuant to the power of sale contained in said deed, will on the first Tuesday in January, 2014, during the legal hours of sale, at the Courthouse door in Towns County, sell at public outcry to the highest bidder for cash, the property described in said deed to with

scribed in said deed to-wit:
All that tract or parcel of land lying and being in Land Lot 137, 17th District, 1st Section, Towns County, Georgia, containing 0.846 acres and being Lot Seventeen (17) of Townsend Mill Estates, Phase III, as shown an all of survey by Townsk Associates. on a plat of survey by Tamrok Associates, Inc., dated November 13, 1996 recorded in Plat Book 19, Page 189, Towns County Records and shown on a plat of survey by Tamrok Associates, Inc., dated June 18, 1997, recorded in Plat Book 21 Page 272 Towns County Records which descriptions on said plats are incorporated herein by reference. The grantor grants to grantee a perpetual easement for ingress and egress to the above described property along the roads as shown on said plat. The grantor grants to grantee a perpetual easement for ingress and egress to the above described property along the roads as shown on said plat. The property is conveyed subject to the restrictions as shown on the attached Exhibit A attached to the Warranty Deed recorded at Deed Book 176, Page 772. The property is conveyed subject to the power line easement to Blue Ridge Mountain Electric Membership Corporation as recorded in Deed Book 149, Page 614, Towns County

which has the property address of 6097 Mill Road, Young Harris, Georgia, together with all fixtures and other personal prop-

rety conveyed by said deed.

The sale will be held subject to any unpaid taxes, assessments, rights-of-way, easements, protective covenants or restrictions, liens, and other superior matters of record which may affect said property.

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.

Notice has been given of intention to collect attorneys' fees in accordance with the terms of the note secured by said deed. Notice has been also given, in writing and by certified mail, return receipt requested, to the borrower, of the name, address, and telephone number of the individual or entity who shall have full authority to negotiate, amend, and modify all terms of the Security Deed and the note thereby secured in accordance with O.C.G.A. Section 44-14-162.2(a).

To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Mick C. Youngblood or tenant or tenants and the proceeds of said sale will be applied to the payment of said indebtedness, the expense of said sale, all as provided in said deed, and the undersigned will execute a deed to the purchaser as provided in the aforemen-

tioned Security Deed. Pursuant to O.C.G.A. 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: Nationstar Mortgage, LLC 2501 S State Hwy 121, Bldg. 1 Lewisville, TX 75067 Phone Number: (888) 850-9398, ext. 3705. The foregoing notwithstanding, nothing in O.G.C.A. 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage Nationstar Mortgage LLC

Attorney in Fact for Mick C. Youngblood McCurdy & Candler, L.L.C. (404) 373-1612 www.mccurdycandler.com Towns County Herald Publication Dates:12-11-2013, 12-18-2013, 12-25-2013, 01-01-2014 File No. 11-06544 /CONV/kgrant THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR AND IS ATTEMPTING TO COLLECT ANY INFORMATION OBTAINED WILL BE T(Dec11,18,24,Jan1)B

COUNTY OF TOWNS NOTICE OF SALE UNDER POWER IN DEED TO SECURE DEBT

Under and by virtue of the power of sale contained in that certain Deed to Secure Debt from Carla Renee Bursey and George Theodore Parker to Mortgage Electronic Registration Systems, Inc. as nominee for U.S. Bank N.A. in the original principal amount of \$125.600.00 dated 03/04/2011. and recorded in Deed Book 491, page 453, Towns County records, said Security Deed being last transferred and assigned to U.S. Bank National Association in Deed Book 539, page 538, Towns County records, the undersigned will sell at public outcry to the highest bidder for cash before the Courthouse door in said County, during the legal hours of sale, on the first Tuesday of January, 2014 by U.S. Bank National Association aka U.S. Bank N.A., as Attorney-in-Fact for Carls Renes Russey, and Geograe Theodore Carla Renee Bursey and George Theodore Parker the following described property: All that tract or parcel of land lying and being in Land Lot 151, 18th District, 1st Section, Towns County, Georgia, containing 0.75 acre and being shown on a plat of sur-vey by Tim Cable R. S. dated July 12, 1996 recorded in Plat Book 19, Page 116 Towns County Records, which description on said lat is incorporated herein by reference plat is incorporated herein by reference. Property known as: 453 Bursey Rd., Hia-wassee, GA 30546

The indebtedness secured by said Deed to Secure Debt having been declared due and payable because of default in the payment of the indebtedness secured thereby, this sale will be made for the purposes of pay-ing the same and all expenses of sale, including attorney's fees, (notice having been given as provided by law). The property will be sold as the property of

Carla Renee Bursey and George Theodore Parker subject to the following: (1) all prior restrictive covenants, ease-

ments, rights-of-way or encumbrances; (2) all valid zoning ordinances; (3) matters which would be disclosed by an accurate survey of the property; (4) the outstanding ad valorem taxes and assessments, if any; (5) unpaid water and sewage bills, that constitute liens against the property, whether due and payable or not yet due and payable; and (6) matters of record superior to the security deed first set out above. U.S. Bank National Association aka U.S. Bank N.A. holds the Note and referenced Security Deed and services the loan on behalf of Federal National Mortgage Association, the current owner of your loan. Pursuant to O.C.G.A. Section 44-14-162.2 the name of the person or entity who has the full authority to negotiate, amend, or modify the terms of the agreement pend

modify the terms of the aforementioned indebtedness is: U.S. Bank National Association U.S. Bank National Association
4801 Frederica Street
Owensboro, KY 42301
PH: 800-365-7772
Pursuant to 0.C.G.A Section 44-14-162.2,
nothing contained in this Notice of Sale
shall obligate any entity to negotiate,
amend, or modify said indebtedness.
To the best of the undersigned's knowledge
and belief, the party in possession is Carla
Renee Bursey and George Theodore Parker

Renee Bursey and George Theodore Parker. U.S. Bank National Association aka U.S. Bank N.A., as Attorney-in-fact for Carla Renee Bursey and George Theodore Parker. This law firm is acting as a debt collector attempting to collect a debt, any information obtained will be used for that purpose. Pendergast & Associates, P.C. 115 Perimeter Center Place

South Terraces, Suite 1000 Atlanta, GA 30346 Phone - 770-392-0398 Toll Free - 866-999-7088 www.penderlaw.com Our File No. 13-03439-1

NOTICE OF SALE UNDER POWER IN SECURITY DEED

STATE OF GEORGIA COUNTY OF TOWNS Under and by virtue of the Power of Sale contained in the Deed to Secure Debt from William Joseph Parker to Bank of Hiawassee, dated March 7, 2006, and recorded in Deed Book 364, Page 387, in the offices of the Clerk of the Superior Court of Towns County, Georgia; as last modified by that certain Modification Agreement Memorandum dated February 6, 2012 and recorded in Deed Book 507, Page 795, aforesaid records; as assigned to Citizens South Bank by that certain Master Assignment recordad in Deed Book 486, Page 700, aforesaid ed in Deed Book 486, Page 790, aforesaid records (as same may have been modified from time to time, collectively the "Security Deed"), the undersigned will sell at public outcry to the highest and best bidder for cash before the door of the Courthouse of Towns County, Georgia, during the le-gal hours of sale, on the first Tuesday in January, 2014, the following described real

Property, to wit:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 23, DISTRICT
19, SECTION 1, TOWNS COUNTY, GEORGIA
AND BEING 1.500 ACRES MORE OR LESS AS
MORE FULLY SHOWN ON PLAT OF SURVEY
FOR TRINITY RIUI DESS INC. DEPENDED FOR TRINITY BUILDERS, INC., PREPARED BY TONY G. KIRBY, REGISTERED SUR-VEYOR, DATED SEPTEMBER 19, 2005 AND RECORDED IN PLAT BOOK 35, PAGE 257, OF THE TOWNS COUNTY, GEORGIA RECORDS. WHICH SURVEY IS INCORPORATED HEREIN BY REFERENCE FOR A COMPLETE DESCRIP. BY REFERENCE FOR A COMPLETE DESCRIP-TION OF SAID PROPERTY.
THE ABOVE DESCRIBED PROPERTY IS CON-

VEYED TOGETHER WITH AND SUBJECT TO A FIFTY (50') FOOT RIGHT OF WAY FROM UNDERWOOD ROAD FOR INGRESS, EGRESS UTILITIES, AND WATER LINES AS SHOWN IN EASEMENT AND RIGHT OF WAY DEED RE-CORDED IN DEED BOOK 334, PAGE 532-533 AND AS SHOWN ON ABOVE REFERENCED

SURVEY.
KNOWN AS: 1672 UNDERWOOD ROAD, HIA-

NNOWN AS: 16/2 UNDERWOOD RUAD, HIA-WASSEE, GEORGIA 30546

The debt secured by the Security Deed is evidenced by Renewal Note dated December 23, 2008 from William Joseph Parker to Bank of Hiawassee, as last modified by that certain agreement between Borrower and Citizane South Rapk dated Ephylays. and Citizens South Bank, dated February 6, 2012 in the original principal amount of \$260,876.24 (as same may have been further modified, renewed or amended, collectively the "Note"); plus interest from date on the unpaid balance until paid, and other indebtedness.

Default has occurred and continues under the terms of the Note and Security Deed by reason of, among other possible events of default, the nonpayment when due of the indebtedness evidenced by the Note and secured by the Security Deed and the failure to comply with the terms and conditions of the Note and Security Deed. By reason of this default, the Security Deed has been declared foreclosable according to its terms.

The above-described real property will be sold to the highest and best bidder for cash as the property of William Joseph Parker, the proceeds to be applied to the payment of said indebtedness, attorneys' fees, and the lawful expenses of said sale, all as provided in the Note and Security Deed.
The sale shall be subject to the following: all outstanding ad valorem taxes and/or assessments, if any; possible redemptive rights of the Internal Revenue Service, if any; and all prior assessments, easements, easements, easements, experited or matters of record

any; and all prior assessments, easements, restrictions or matters of record.

To the best of the undersigned's knowledge and belief, the real property is presently owned by William Joseph Parker.

To the best of the undersigned's knowledge and belief, the party in possession of the real property is William Joseph Parker, and tenants holding under him.

Park Sterling Bank, successor by merger to Citizens South Bank, as successor in inter-

Citizens South Bank, as successor in interest to Bank of Hiawassee, as Attorney-in-Fact for William Joseph Parker.

M. Todd Westfall, Esquire Howick, Westfall, McBryan & Kaplan, LLP Suite 600, One Tower Creek 3101 Towercreek Parkway Atlanta, Georgia 30339 (678) 384-7005

NOTICE OF SALE UNDER POWER, TOWNS COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Nellie Norville and John Norville to Beneficial Mortgage Co. of Georgia dated 9/20/2007 and recorded in Deed Book 417 Page 760, TOWNS County, Georgia records; as last transferred to or acquired by Beneficial Financial I Inc. sbm to Beneficial Mortgage Co. of Georgia, conveying the after-described property to se-cure a Note in the original principal amount of \$ 146,471.20, 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 TOWNS County, Georgia, within the legal hours of sale on January 07, 2014 (being the first Tuesday of said month unless said

date falls on a Federal Holiday), the follow-ing described property: All that tract or parcel of land lying and be-ing in Land Lot 6, 18th District, 1st Section, Towns County, Georgia containing 1.02 acres, more or less, and being more particularly shown and described as Tract (A) on plat of survey by Roddy D. McDonald, RLS, dated June 21, 1993, revised November 15, 1994, and recorded in Plat Book 20, Page 86, Towns County, Georgia records. Refer-ence is made to said plat of survey for a complete and accurate description of the property conveyed herein. TAX MAP OR PARCEL ID NO. 41D-34

The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided 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 2370 Upper Bell Road, Hiawassee, GA 30546 to-gether 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): Nellie Norville and John Norville or tenant or tenants. HSBC Mortgage Services, Inc. is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. HSBC Mortgage Services, Inc. PO Box 9068

Brandon, FL 33509-9068 800-395-3489

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 (includ-ing 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.

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. Beneficial Financial I Inc. sbm to Beneficial Mortgage Co. of Georgia as agent and At-torney in Fact for Nellie Norville and John

Aldridge Connors, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400. 1021-686664A THIS LAW FIRM MAY BE ACTING AS A

DEBT COLLECTOR ATTEMPTING TO COL-LECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1021-