

Document Coversheet

Date 11/12/2015

Submitted By Chi-Anne Williams

FMC File #	05102GA15
Client Name	ClearSpring Loan Services, Inc.
Attention To	ClearSpring Loan Services, Inc.
Loan Number	312302
Borrower LN	LOVELESS
Document	Original Recorded Deed Under Power

Information

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November 11, 2015

Via Fedex Overnight

Nations Default Services, Inc.,
Attn: Kevin Simpson
10985 Cody Street, Suite 200
Overland Park, KS 66210

Re: Renita Loveless
240 Pimento Drive
Woodbury, GA 30293
Loan No.: 312302

Dear Mr. Simpson:

Please find enclosed the original recorded Deed Under Power recorded on October 26, 2015 from the September 1, 2015 foreclosure sale.

Should you have any questions in the meantime, please feel free to contact me.

Sincerely,

SOLOMON | BAGGETT, LLC

Robert J. Solomon

RJS/jaw
Enclosures

PT 610992015.000868✓
Deed Doc: FCD
Recorded 10/26/2015 04:18PM
Georgia Transfer Tax Paid : \$0.00✓
KYEMESHA T. GIBSON
Clerk Superior Court, MERIWETHER County, Ga.
Bk 00829 Pg 0583-0584

Prepared by/return to:
Solomon Baggett, LLC
40 Technology Parkway South, Suite 202
Norcross, GA 30092

Cross Reference to Book 623, Page 172

STATE OF Texas
COUNTY OF Tarrant

DEED UNDER POWER OF SALE

THIS INDENTURE is made and entered into on September 1, 2015, by and between COLONIAL FUND 17, LP as Attorney-in-Fact for RENITA LOVELESS, as Party of the First Part, and COLONIAL FUND 17, LP, as Party of the Second Part.

WITNESSETH

WHEREAS, there is a Security Deed from RENITA LOVELESS, to Mortgage Electronic Registration Systems, Inc., as nominee for Oak Street Mortgage, LLC its successors and assigns, dated June 09, 2006, and recorded on June 28, 2006, in Book 623, Page 172, of the Meriwether County, Georgia Records, as last assigned to COLONIAL FUND 17, LP (Secured Creditor) by virtue of an Assignment of Mortgage recorded on April 7, 2015 in Book 819, Page 432, conveying the after-described property to secure a Note in the original principal amount of \$44,000.00, with interest thereon as set forth therein;

WHEREAS, said indebtedness was not paid in accordance with the terms of said Security Deed and the Note secured thereby and became in default and under the terms thereof the entire principal and interest was declared due and payable, and said principal and interest was not paid; and

WHEREAS, COLONIAL FUND 17, LP, as Attorney-in-Fact for RENITA LOVELESS, as aforesaid, according to the terms of said Security Deed and the power of sale contained therein, did expose said property for sale to the highest and best bidder for cash on the first **TUESDAY in September, 2015**, within the legal hours of sale before the Courthouse door in Meriwether County, Georgia, after first advertising said sale by a notice published in *The Meriwether Vindicator* once a week for four (4) consecutive weeks immediately preceding said sale, said newspaper having general circulation in Meriwether County, Georgia, and being the publication in which Sheriff's advertisements for said County are now published, and said advertisement in all respects complied with the requirements of the power of sale contained in said Security Deed, and notice in compliance with O.C.G.A. §44-14-162.2 was given to RENITA LOVELESS; and

WHEREAS, said sale was made for the purpose of paying the indebtedness due to COLONIAL FUND 17, LP, secured by said Security Deed, and the expenses of sale; and

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WHEREAS, the property hereinafter described was knocked off to the Party of the Second Part, being the highest and best bidder for the sum of \$57,115.16;

NOW, THEREFORE, in consideration of the said sum stated above, the receipt of which is hereby acknowledged, the said RENITA LOVELESS, acting by and through his duly appointed agent and Attorney-in-Fact, COLONIAL FUND 17, LP, does hereby sell, transfer and convey unto the highest bidder, its successors and assigns, the following described property, to-wit:

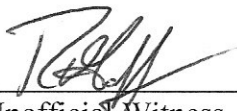
The following described lands, the said lot or parcel of land, lying and being in the town of Woodbury, Georgia, Meriwether County and described as follows: Starting at iron stake on Gin Street next to lot of Sam Hinton now or formerly, thence West 104 feet to Lands now or formerly of J.A. Gill Estate, thence North along lands now or formerly of J.A. Gill Estate, 60 feet to lands now or formerly of Sam Hinton, thence 104 feet along now or formerly Sam Hinton Lands to starting point on Gin Street. This being part of lot deeded to Jim Williams by J.A. Gill and recorded in Deed Book 13, Page 623, dated July 7, 1919.

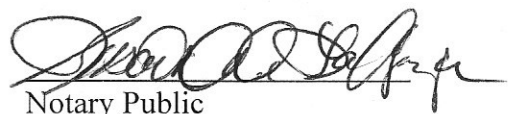
TO HAVE AND TO HOLD the said bargained premises unto the said Party of the Second Part, its successors and assigns, in fee simple.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set its hand and affixed its seal, the day and year first above written.

Signed, sealed and delivered
in the presence of:

COLONIAL FUND 17, LP
as Attorney-in-Fact for
RENITA LOVELESS


Unofficial Witness


Notary Public
My Commissioner Expires:



By: Charles D Mangan
Printed Name: Charles D Mangan
Title: Manager of Colonial Capital
Management, LLC, the General
Partner of Colonial Fund 17, LP.
By: _____
Printed Name: _____
Title: _____