North Georgia News

Legal Notices for July 31, 2019

STATE OF GEORGIA

NATIC OF GEORGIA NUTION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Maurice Farabee, All debtors and creditors of the estate of

An obsolute and creditors of the estate of Maurice France, 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 to the Demand Decrementation(c). tate are required to make minimum to the Personal Representative(s). By: Theodore M. Farabee 7100 Lake Ola Drive Mount Dora, FL 32757 N(Jul24,31,Aug7,14)

NOTICE OF SUPERIOR COURT

Scott Trask v. Jamie Carroll and Jacob Stout Superior Court of Union County; CAFN: SU-CV-2019-0000237-RG

TO: Jacob Stout: 10: Jacob Stour: By Order of the Court for Service by Publica-tion dated July 2, 2019, you are hereby notified that on June 27, 2019, Scott Trask filed a Com-plaint of Third Party Custody. You are required to file with the Clerk of the Superior Court, and to serve upon Plaintiff's Attorney Michelle Vaughan, P.O. Box 1657, Bairsville, Georgia, 30514, an Answer in writing within sixty (60) days of July 2, 2019.

N(Jul17,24,31,Aug7)

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Patricia Beatrice Larrick Bell, All debtors and creditors of the estate of Pa-tricia Beatrice Larrick Bell, deceased, late of Using County County or hereby totilitat to Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, ac-cording to the law, and all persons indebted to said estate are required to make immediate

to said estate are required to make immedia payment to the Personal Representative(s). This 12th day of July, 2019. By: Patricia Larrick Johnson Allen 86 Sharp Top Circle Blairsville, 6A 30512 Richard Larrick Bell 2787 W. Regal Terrace Stuart, FL 34997 N(Jul17,24,31,Aug7)

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE:Estate of Jo D. Mosley, All debtors and creditors of the estate of Jo D. Mosley, 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 low and Discoverse indebted the origine the law, and all persons indebted to said esthe Taw, and an person's independent to said es-tate are required to make immediate payment to the Personal Representative(s). This 12th day of July, 2019. By: Karen Mosley McGuire 142 Mosley Ln. Blairsville, GA 30512

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

All debtors and creditors of the estate of Mary Evelyn Loyd, 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 all persons indebted to said es-

the law, and an person's independent to said es-tate are required to make immediate payment to the Personal Representative(s). This 10th day of July, 2019. By: Douglas Glenn Loyd 123 Loyd Dr. Blairsville, GA 30512

N(Jul17,24,31,Aug7) STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

All debtors and creditors of the estate of Gollie H. Easter, All debtors and creditors of the estate of Gollie H. Easter, 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 all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).

to the Personal Representa This 19th day of July, 2019. By: Betty J. Easter PO Box 41 Blairsville, GA 30514

N(Jul24,31,Aug7,14)

STATE OF GEORGIA

UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of Maurice Fuller Farabee, All debtors and creditors of the estate of Mau-Trice Fuller Farabee, 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-

the law, and all persons indepted to said es-tate are required to make immediate payment to the Personal Representative(s). This 19th day of July, 2019. By: Theodore Maurice Farabee 7100 Lake 0la Dr. Neurot Dere El 4727 Mount Dora, FL 32757 . N(Jul24,31,Aug7,14)

NOTICE

Notice is given that articles of incorporation that will incorporate PDL Trucking Inc have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The initial registered office of the corporation is located at 7419 Toccoa Circle, Union City, GA, 30291 and its initial registered agent at such address is Eucliff K. Moopowe. N(Jul31,Aug7)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA

IN RE: PAULA JAYNE VAN HUSS, DECEASED **ESTATE NO. 19-84**

NOTICE OF PETITION TO FILE FOR YEAR'S SUP-

PORT The Petition of Dennis Terry Van Huss for a year's support from the estate of Paula Jayne Van Huss 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 August 19, 2019, why said Petition should not be granted. All objections to the Petition must be in writ-ing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objec-tions, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objecparty contact Provate Court personner for the required amount of filing fees. If any objec-tions are filed, a hearing will be scheduled at a later date. If no objections are filed the Petition may be granted without a hearing. Dwain Brackett Judge of the Probate Court Clerk of the Probate Court 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address (706) 439-6006 Telephone Number N(Jul24,31,Aug7,14) IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA CHRISTINE L. BOURGEOIS

Petitione BRYAN J. BOURGEOIS

Respondent: Civil Action File No. SUCV2019000174 NOTICE OF FILING FOR PETITION FOR NOTICE BY PUBLICATION

BY PUBLICATION TO: Bryan J. Bourgeois Pursuant to an Order for Publication signed by the Honorable Judge Raymond George on May 29, 2019, you are hereby notified that a Petition the United With the Dublication has been filed in the for Notice by Publication has been filed in the Superior Court of Union Courty, Georgia, Case No. SUC2019000174, on May 10, 2019 which seeks to serve by publication. The Petition alleges that the Petitioner has diligently tried to find the Respondent but to no avail. Thus service by publication is neces-sary.

Sary. You may obtain a copy of this Petition from the Clerk of Superior Court of Union County, located at 65 Courthouse Street #5, Blairsville, Georgia 30512 or (706) 439-6022

After you review the Petition, you must file After your written answer and objections to the Petition with the Clerk of Superior Court. You must also serve a copy of your answer upon the Petitioner, whose address is as follows: Jennifer S. Yoxall, Esquire, Yoxall Family Law, LLC, One West Court Square, Suite 750, Deca-tur, Generia 20030

tur, Georgia 30030. Your answer must tur, Georgia 30030. Your answer must be made within sixty (60) days of the date of the Order for Service by Publication. Signed this 10 day of June, 2019.

Judy Odom

CLERK, Superior Court of Union County CLERK, Superior Court of on Prepared and Presented by: Jennifer S. Yoxall Attorney for the Petitioner Yoxall Family Law One West Court Square

Suite 750 Decatur, Georgia 30030 (678) 420-5534 N(Jul24,31,Aug7,14)

IN THE JUVENILE COURT OF UNION COUNTY STATE OF GEORGIA IN THE INTEREST OF:

DOB:04-01-2015

SEX: FEMALE CHILDREN UNDER THE AGE OF EIGHTEEN case no. 144-18J-69A NOTICE OF DEPENDENCY HEARING

NOTICE OF DEPENDENCY HEARING TO: Wade McEntyre By Order for Service by Publication dated the 19 day of July 2019, you are hereby notified that on the 12 day of July 2018, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Temporary Custody (Dependency) against you as to the above-named child al-leging the child is dependent. You are required to file with the Clerk of Juvenile Court, and to serve upon Snecial Assistant Attornev General to the with the clerk of Juvenie Court, and to serve upon Special Assistant Attorney General William Mercer an answer in writing within sixty (60) days of the date of the Order for Ser-vice by Publication. The Court will conduct a final hearing upon the ellocations of the Defining and action and actions

allegations of the Petition and enter an order of disposition on the 4th day of October, 2019 at 9:00 a.m., at the Union County Courthouse. of disposition on the 4th day of October, 2019 at 9:00 a.m., at the Union County Courthouse, Blairsville Georgia. The child and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may choose and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be ap-pointed to represent you. The Court would in-quire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you. Jf you want a lawyer appoint-ed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately. WITNESS, the Honorable Jeremy Clough, Judge of said Court, this the 19 day of July, 2019. Jeremy Clough Honorable Jeremy Clough Judge, Juvenile Court

NOTICE OF SEIZURE OF PERSONAL PROPERTY VALUED AT LESS THAN \$25,000.00 Pursuant to 0.C.G.A 9-16-11(a) TAKE NOTICE that on 21st day of June, law en-forcement officers of the Union County Sher-

First office seized an amount of One Thousand, Five Hundred and Sixty Dollars (\$1,560.00) in United Stated Federal Reserve Treasury Notes, to wit: United States Currency (hereinafter 'the seized property') and an amount of Metham-phetamine, a listed Schedule II Controlled Curbatome, a listed Schedule II Controlled Substance from the person and control of the above-referenced party after the conclusion of an investigation concerning the SALE OF METHAMPHETAMINE, in Union County, Geor-

The seized property was directly or indirectly used or intended for use to facilitate the transportation, trafficking, and possession with intent to distribute Methamphetamine in violation of Georgia Controlled Substances Act, to wit: 0.C.G.A. 16-13-30(b) and/or is proceeds derived or realized therefrom and/ proceeds derived or realized therefrom and/ proceeds derived of realized differentiation or was found in close proximity to said Meth-amphetamine and/or other property which is subject to forfeiture pursuant to the provi-sions of O.C.G.A. 16-13-49 (b). In Accordance therewith and pursuant the Georgia Uniform Civil Forfeiture Procedure Act, 0.C.G.A. Section 0.15.1 et case this Methica is being a convert and 9-16-1 et. seq. this Notice is being served and publicly posted. FURTHER TAKE NOTICE

The purported owner[s] or claimant[s] of said property is said to be: Stephanie Neace

126 Pearley's Top Blairsville, GA 30512 C/O Union County Law Enforcement Detention Center

378 Beasley Street

378 Beasley Street Blairsville, Union County, 30512 AND FURTHER TAKE NOTICE that the owner or interest holder may file a claim to the seized property within thirty (30) days after service by sending the claim to the District Attorney for the Enotah Judicial Circuit, 65 Courthouse Street, Box 6, Blairsville, GA 30512 by certified mail or chubron coveright delivery return Suret, but o, blansvine, or soor 2 by Certined mail or statutory overnight delivery, return receipt requested. The claim must be signed by the owner or interest holder and provide the following: 1) The name of the claimant; 2) The address at which the claimant resides; 3) A description of the claimant's interest in the property; 4) A description of the circumstances of the claimant's obtaining an interest in the property; 4) A description of the circumstances of the claimant's obtaining an interest in the property and, to the best of the claimant's knowledge, the date the claimant obtained the interest and the name of the person or entity that transferred the interest to the claimant; 5) The nature of the relationship between the claimant and the person who possessed the property at the time of the seizure; 6) A copy of any documentation in the claimant's posses-sion supporting his or her claim; and 7) Any additional facts supporting his or her claim. additional facts supporting his or her claim This 16th day of July, 2019

Inis forn day of July, 2019 Jeff Langley District Attorney Enotah Judicial Circuit BY: Buck Levins Assistant District Attorney Assistant District Aturney 65 Court House Street, Box 6 Blairsville, GA 30512 (706) 439-6029 SEIZING AGENCY: Office of the Sheriff of Union County 720 Boxelou Street 378 Beasley Street Blairsville, GA 301512 N(Jul24,31,Aug7)

Notice of SEIZURE OF PERSONAL PROPERTY VALUED AT LESS THAN \$25,000.00 Pursuant to 0.C.G.A 9-16-11(a) TAKE NOTICE that on June 4th, 2019, law enforcement officers of the Union County Sheriff's Office seized the following property items from the above-referenced party: 1) a certain K.S.A. 'Cricket," a. 22 long rifle caliber, rifle, bearing serial number 253863; and, 2) an amount of One Hundred and Nineteen Dollars (\$119.00) in United Stated Federal Reserve Treasury Notes, to wit: United States Cur-rency, (hereinafter 'the seized property') and as well as Marijuana; Marijuana derivatives; and amounts of unlawfully obtained Schedule II Controlled Substances during the course of the execution of a search warrant at 722 Jones Street, Blarisville, Union County, Georgia, or in a motor vehicle controlled and possessed by the above-referenced party. The seized property was directly or indirectly used or intended for use to facilitate the transportation, trafficking, and possession with intent to distribute Marijuana in violation of Georgia Controlled Substances Act, to wit: O.C.GA. 16-13-30(J) and/or is proceeds de-rived or realized therefrom and/or was found in close proximity to said Marijuana and/or other property which is subject to forfeiture pursuant to the provisions of O.C.GA. 16-13-49 (b). In Accordance therewith and pursuant the Georgia Uniform Civil Forfeiture Procedure Act, O.C.GA. Section 9-16-1 et, seq, this Notice is being served and publicly posted. EURTHER TAKE NOTICE

is being served and publicly posted. FURTHER TAKE NOTICE

The purported owner[s] or claimant[s] of said property is said to be: Eddie Lanier Nations

722 Jones Street

Blairsville, GA 30512 C/O Union County Law Enforcement Detention

378 Beasley Street

Blairsville, Union County, 30512 AND FURTHER TAKE NOTICE that the owner or And For then take Nortice that the owner of interest holder may file a claim to the seized property within thirty (30) days after service by sending the claim to the District Attorney for the Enotal Judicial Circuit, 65 Courthouse Street, Box 6, Blairsville, GA 30512 by certified real as the them coursished definer active mail or statutory overnight delivery, return receipt requested. The claim must be signed by the owner or interest holder and provide the following: 1) The name of the claimant; 2) The address at which the claimant resides; 3) A description of the claimant's interest in the property AU description of the circumstances property; 4) A description of the circumstances of the claimant's obtaining an interest in the property and, to the best of the claimant's knowledge, the date the claimant obtained the interest and the name of the person or entity that transferred the interest to the claimant; 5) The nature of the relationship between the claimant and the person who possessed the property at the time of the seizure; 6) A copy of any documentation in the claimant's posses-sion supporting his or her claim; and 7) Any additional facts supporting his or her claim. This 16th day of July, 2019 Jeft Lanolev property: 4) A description of the circumstances Jeff Langley District Attorney Enotah Judicial Circuit BY: Buck Levins Assistant District Attorney 65 Court House Street, Box 6 Blairsville, GA 30512 (706) 439-6029 SEIZING AGENCY: Office of the Sheriff of Union County 378 Beasley Street Blairsville, GA 301512 . N(Jul24,31,Aug7)

STATE OF GEORGIA COUNTY OF Union

NOTICE OF GEORGE COULT OF ONION NOTICE OF SALE UNDER POWER Pursuant to the power of sale contained in the Security Deed executed by LARRY W. BURNS AND TAMARA H. BURNS to in the original prin-AND IAMARA H. BURNS to in the original prin-cipal amount of \$68,800.00 dated August 18, 1999 and recorded in Deed Book 327, Page 112, Union County records, said Security Deed being last transferred to NATIONSTAR MORT-GAGE LLC D/B/A MR. COOPER, Union County Country to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on September 03, 2019, the property in said Security Deed and described as follows:

SECTION 1, DISTRICT 9, LAND LOT 176, UNION SECTION 1, DISTRICT 9, LAND LOT 176, UNION CO GA, CONTAINING 0.95 ACRE, MORE OR LESS, AND BEING A PORTION OF LOTS 4 & 5 OF NOTTLEY ESTATES, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED JUNE 5, 1991, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK Z, PAGE 2. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COM-PLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. PROPERTY.

PROPERTY. Said property being known as: 5340 FOREST DR, BLAIRSVILLE, GA 30512 To the best of the undersigned's knowledge, the party or parties in possession of said prop-erty is/are LARRY W. BURNS AND TAMARA H. BURNS or tenant(s). The debt secured by said Security Deed has been and it berebu declared due and pourable been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as pro-vided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees hav-ing hone eiter).

ing been given). Said property will be sold subject to the fol-Sala property will be sold subject to the fol-lowing: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of re-demption of any taxing authority; (3) any mat-ters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zon-ing ordinances, restrictions, covenants, and ing ordinances, restrictions, covenants, and matters of record superior to the Security Deed

matters of record superior to the security used first set out above. Said sale will be conducted subject to the fol-lowing: (1) confirmation that the sale is not prohibited under the U.S. Bankrupty Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:

the mortgage is as toilows: Nationstar Mortgage LLC d/b/a Mr. Cooper 8950 Cypress Waters Blvd Coppell, TX, 75019 1-888-480-2432 Note that pursuant to 0.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLEC-TOR ATTEMPTING TO COLLECT A DEBT COLLEC-TOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. NATIONSTAR MORTGAGE LLC D/B/A MR. COO-

PER, as Attorney-in-Fact for LARRY W. BURNS AND TAMARA H. BURNS RAS Crane LLC 10700 Abbott's Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 19-353446 - AmE

N(Jul31,Aug7,14,21,28)

STATE OF GEORGIA COUNTY of UNION NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER By virtue of the power of sale contained in that certain Deed to Secure Debt from DEENA FAYE KING to MORTGAGE ELECTRONIC REGISTRA-TION SYSTEMS, INC., AS NOMINEE FOR MILEND. INC dated November 4, 2017, filed for record November 13, 2017, and recorded in Deed Book 1090, Page 234, UNION County, Georgia Records, as last transferred to TEXAS CAPITAL BANK, N.A. by assignment recorded in Deed Book 1136, Page 437, UNION County, Georgia Records. Said Deed to Secure Debt having been given to secure a Note dated November 4, 2017 in the original principal sum of NINETY THOUSAND AND 0/100 DOLLARS (\$90,000.00), with interest from date at the rate stated in HOUSAND AND 0/100 DULLARS (\$90,000.00), 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 door at UNION County, Georgia, or

Inc., as nominee for Heritage Lending & Invest-ments, LLC its successors and assigns dated April 22, 2005, and recorded in Deed Book 579, Page 27, Union County Records, said Security Deed having been last sold, assigned, trans-ferred and conveyed to Selene Finance LP, se-curing a Note in the original principal amount of \$180,000.00, the holder thereof pursuant to said Deed and Note thereby secured has de-clared 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, August 6, 2019, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: Courthouse door at UNION County, Georgia, or at such place as has or may be lawfully desig-nated as an alternative location, within the le-gal hours of sale on the first Tuesday in August, 2019, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 16TH DISTRICT, 1ST SEC-TION, LAND LOTS 22 & 23 OF UNION COUNTY, GEORGIA, CONTAINING 1.429 ACRES, MORE OR LESS, AND BEING SHOWN AS TRACT FOUR (4) AS SHOWN ON THAT PLAT OF SURVEY BY PACHESTER & ASSOCIATES, INC. R.LS. #2654, DATED NOVEMBER 2, 1997 AND RECORDED IN PLAT BOOK 36, PAGE 124, UNION COUNTY IS INCORPORATED HEREIN BY REFERENCE THERETO FOR A MORE COMPLETE AND ACCU-RATE METES AND BOUNDS DESCRIPTION OF THE ABOVE REFERENCED PROPERTY. THE ABOVE REFERENCED PROPERTY.

Said property is known as 3313 Nottely Dam Road, Blairsville, GA 30512, together with all fixtures and personal property attached to and constitution or static fixed. SUBJECT TO ALL RESERVATIONS, RESTRIC-TIONS, AND FASEMENTS OF RECORD constituting a part of said property, if any. Said property will be sold subject to any

STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by Alfred Bouchard Security beed executed by Airfed Bouchard to Mortgage Electronic Registration Systems, Inc., as nominee for Broker Solutions, Inc. dba New American Funding, its successors and assigns dated May 25, 2017, and recorded in Deed Book 1074, Page 592, Union County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Broker Solutions, Inc. dba New American Funding, securing a Note in the original prin-cipal amount of \$66,137.00, the holder thereof pursuant to said Deed and 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, August 6, 2019, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA COUNTY OF UNION Under and by virtue of the power of sale con-tained with that certain Security Deed dated

May 3, 2006, from Chervl Brown to Mortgage

Electronic Registration Systems, Inc., as nomi-nee for Mortgage Lenders Network USA, Inc., recorded on May 11, 2006 in Deed Book 646 at Page 41 Union County, Georgia records, having been last sold, assigned, transferred and conveyed to U.S. Bank National Associa-tion of Twee generation in Interest to Page

and conveyed to U.S. balls Mathina Associa-tion, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mort-gage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-MLN1 by As-

gage investors inust, Morragge Loain Asset-Backed Certificates, Series 2006-MLNI by As-signment and said Security Deed having been given to secure a note dated May 3, 2006, in the amount of \$206,250.00, and said Note be-ing in default, the undersigned will sell at pub-lic outcry during the legal hours of sale before the door of the courthouse of Union County, Georgia, on August 6, 2019 the following de-scribed real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 188, 17TH DISTRICT, IST SECTION, UNION COUNTY, GEORGIA, CON-TAINING 2.00 ACRES AND BEING SHOWN AS LOT EIGHTEEN (18) OF BRASSTOWN VIEW, PHASE ONE ON A PLAT OF SURVEY BY NORTH GEORGIA LAND SURVEYORS, DATED NOVEM-BER 14, 1984, RECORDED IN PLAT BOOK P. PAGE 29, UNION COUNTY RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: PAGE 29, UNION COUNTY RECORDS AND MORE

PARTICULARLY DESCRIBED AS FOLLOWS:

PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FENCE AND THE NORTHWEST CORNER OF LOT #17, RUN THENCE S 14 DE-GREES 09 MINUTES 33 SECONDS W 251.11 FEET ALONG THE DIVIDING LINE BETWEEN LOTS 17 AND 18 TO THE CENTERLINE OF A

ROAD: THENCE ALONG THE CENTERLINE OF THE

ROAD S 41 DEGREES OB MINUTES 44 SECONDS W 28.08 FEET; S 05 DEGREES 09 MINUTES 44 SECONDS W 88.78 FEET; S 22 DEGREES 29 MINUTES 11 SECONDS W 30.31 FEET; S 55 DEGREES 42 MINUTES 55 SECONDS W 20.56

FEET, S & DEGREES 54 MINUTES 54 SECONDS W 20.30 W 27.32 FEET; N 59 DEGREES 20 MINUTES 27 SECONDS W 29.20 FEET; N 41 DEGREES 13 MINUTES 39 SECONDS W 93.90 FEET; N 52 DE-GREES 45 MINUTES 30 SECONDS W 44.24 FEET; N 20 DEGREES 57 MINUTES 26 SECONDS W 0.47 FEET N 0.02 DEFORES 14 NUMITES E5 70

20.47 FEET: N 03 DEGREES 11 MINUTES E 57.26

20.47 FEET; N 03 DEGREES 11 MINUTES E 57.26 FEET; N 28 DEGREES 05 MINUTES O7 SECONDS W 29.61 FEET; N 59 DEGREES 16 MINUTES 27 SECONDS W 27.31 FEET; THENCE LEAVING THE CENTERLINE OF THE ROAD N 04 DEGREES 26 MINUTES W 172.43 FEET TO A FENCE; THENCE ALONG THE FENCE S 87 DEGREES 49 MINUTES 38 SECONDS E 81.73 FEET; THENCE S 88 DE-38 SECONDS E 81.73 FEET; THENCE S 88 E 138.07 FEET; OTHE POINT OF BEGINNING. TOGETHER WITH A PERPETUAL EASEMENT FOR INGRESS AND EGRESS ALONG THE ROADS IN BRASSTOWN VIEW RUNNING FROM US 76.

INGRESS AND EXERTS ALUNG THE RUADS IN BRASSTOWN VIEW RUNNING FROM US 76. THE PROPERTY IS CONVEYED SUBJECT TO THE ROAD EASEMENT AS SHOWN ON SAID PLAT AND THE RESTRICTIONS OF RECORD PER-TAINING TO BRASSTOWN VIEW AS RECORDED IN DEETS DOWN ON DEFORMED FOR THE AND

IN DEED BOOK 134 PAGES 272-273. UNION

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,

or, 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' rees. Notice of intention to conect attorneys' fees has been given as provided by law. To the best of the undersigned's knowl-edge, the person(s) in possession of the prop-erty is Cheryl Brown. The property, being commonly known as 475 Ashley Circle, Blairsville, GA, 30512 in Union Count will be celd on the person of Chery

Ashley Circle, Blarsville, GA, 30512 in Union County, will be sold as the property of Cheryl Brown, 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.

to the Security Deed. Pursuant to 0.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full au-

individual or entity who shall have the full au-thority to negotiate, amend or modify all terms of the above described mortgage is as follows: Nationstar Mortgage LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, 888-480-2432 . 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 con-firmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirma-tion and audit of the status of the loan with the holder of the Security Deed.

holder of the Security Deed.

highest bidder for cash, the property described in said Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 92 AND 93, 8TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, CONTAINING 5.0 ACRES AND BEING SHOWN AS TRACT ONE (1), ON A PLAT OF SUR-VEY BY CLEVELAND & COX LAND SURVEYING, LLC, DATED 02/04/11 AND RECORDED IN PLAT BOOK 63 PAGE 278, UNION COUNTY RECORDS. ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 8TH DISTRICT, 1ST SEC-TION, LAND LOT 92 AND 93 OF UNION COUNTY, GEORGIA. CONTAINING 1.709 ACRES. MORE OR GEORGIA, CONTAINING 1.709 ACRES, MORE OR GEORGIA, CONTAINING 1.709 ACRES, MORE OR LESS, ALSO KNOWN AS TRACT 2, AS SHOWN ON A PLAT OF SURVEY BY LANDTECH SERVICES, INC, DATED JUNE 18, 2003 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 53, PAGE 14. SAID PLAT IS INCORPORATED HEREIN, BY DEEPENDER HERET FOR A EULI AND COM BY REFERENCE HERETO, FOR A FULL AND COM PLETE DESCRIPTION OF THE ABOVE DESCRIBED

PROPERTY. Commonly Known As: 253 Boy Scout Rd, Blairsville, GA 30512 Parcel ID: 006 080 C

Said property is known as 253 Boy Scout Road, Blairsville, GA 30512, together with all fixtures and personal property attached to and consti-tuting a part of said property, if any. Said property will be sold subject to any out-standing ad valorem taxes (including taxes which are use whether are rate now use and

which are a lien, whether or not now due and payable), the right of redemption of any tax-ing authority, any matters which might be dis-closed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions

commances, zoning ordinates, resultations, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all ex-penses of said sale as provided in said Deed, and the hence if even will be disblanded or and the balance, if any, will be distributed as

The sale will be conducted subject (1) to con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the server described. with the secured creditor.

The property is or may be in the possession of Alfred Bouchard, successor in interest or tenantic tenant(s). Broker Solutions, Inc. dba New American Fund-ing as Attorney-in-Fact for Alfred Bouchard File no. 19-073915

rije no. 19-073915 SHAPIRO PENDERGAST & HASTY, LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 770-220-2535/MW shapiranethestreet

*THE LAW FIRM IS ACTING AS A DEBT COLLEC-

TOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security Deed executed by Keith P. Foster, Jr.

to Mortgage Electronic Registration Systems, Inc., as nominee for Heritage Lending & Invest-

Deed, to-wit: ALL THAT TRACT OR PARCEL OF LAND LYING

ALL INAL INALI ON PARCEL OF LAND LINK AND BEING IN THE 8TH DISTRICT, IST SECTION, LAND LOT 164 OF UNION COUNTY, GEORGIA, CONTAINING 2.7 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED DECEMBER 14, 2000 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 46 PACE 105 SAID PLAT IS INCORE.

PLAT BOOK 46, PAGE 195. SAID PLAT IS INCOR-PORATED HEREIN BY REFERENCE HERETO FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.

shapiroandhasty.com

N(Jul10,17,24,31)

STATE OF GEORGIA

COUNTY OF UNION

STATE OF GEORGIA UNION COUNTY Notice to debtors and creditors

NUTICE TO DEBTURS AND CREDITORS RE: Estate of Debbie Hotrum, All debtors and creditors of the estate of Deb-bie Hotrum, 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-ted are reviewed to make immediate accurate the taw, and an person's indebied to said es-tate are required to make immediate payment to the Personal Representative(s). This 19th day of July, 2019. By: Crystal Winch 26 Foggy Meadow Dr. Blairsville, GA 30512 N(Jul24,31,Aug7,14)

STATE OF GEORGIA UNION COUNTY Notice to debtors and creditors All debtors and creditors of the estate of George Edward Kible, All debtors and creditors of the estate of George Edward Kible, 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-Representative(s) of the estate, according to the law, and all persons indebted to said es-tate are required to make immediate payment to the Personal Representative(s). This 19th day of July, 2019. By: Staci Olmsted 70 Marty's Dr. Blairsville, GA 30512 N(Jul24,31,Aug7.14)

NOTICE OF CHANGE OF CORPORATE NAME Notice is given that articles of amendment which will change the name of Bore-Tech of North Georgia, Inc. to BK Concrete Connection, Norm debright, inc. to be Conference Connection, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The registered of-fice of the corporation is located at 74 George Road, Blairsville, GA 30512. N(Jul31,Aug7)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA In RE: Estate of Toshia Rogers Compton, Minor

ESTATE NO. 19-101

NOTICE

Date of mailing, if any _____ Date of second publication, if any: August 7, 2019 _____

2019 T0: Toshia Rogers Compton You are hereby notified that Guy Wayne Shook has filed a Petition seeking to be appointed temporary guardian(s) of the above-named Minor. All objections to the Petition to the ap-pointment of a temporary guardian or the ap-pointment of the Petitioner(s) as temporary quardian(s) must be in writing setting forth pointment of the Petitioner(s) as temporary guardian(s), must be in writing, setting forth the grounds of any such objections, and be filed with this Court no later than fourteen (14) days after this notice is mailed, or ten (10) days after this notice is personally served upon you, or ten (10) days after the second publication. All objectione schuld be sworn to hefore a no All objections should be served by publication. All objections should be sworn to before a no-tary public or Georgia probate court clerk and filing fees must be tendered with your objec-tions, unless you qualify to file as an indigent party. Contact Probate Court personnel for the provided groups of filing forces

party. Contact Probate Court personnel for the required amount of filing fees. NOTE: If a natural guardian files a timely objec-tion to the creation of the temporary guardian-ship, the Petition will be dismissed. If a natural guardian files an objection to the appoint-ment of the Petitioner(s) as guardian(s), or if a parent who is not a natural guardian files an objection to the Petition, a hearing on the matter shall be scheduled at a later date. If no objection is filed, the Petition may be granted without a hearing. Dwain Brackett Judge of the Probate Court

Dwain Brackett Judge of the Probate Court By: Kristin Stanley Clerk of the Probate Court 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address (706) 439-6006 Tolenbone Number Telephone Number N(Jul31,Aug7)

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, Au-Section 10-4-210 to 10-4-215 on Thursday, Au-gust 15th, 2019 at 2pm at American Mini Stor-gage, 323 State Hwy. 325, Blairsville, GA 30512, County of Union, State of Georgia. Felipa Rodriquez #127 Misc. Furniture Mike Fisher #264 Misc. Furniture Mike Fisher #264 Misc. Furniture Mike Fisher #169-184 Drill Press, Rolling Tool Box, Chop Saw, Construction Heaters, Weedeaters, Misc. Tools, Harley Davidson ser# 341959347

3A19593H7

This auction will be a cash sale to highest bidder. Sale subject to cancellation in the event of settlement between owner and obligated party. N(Jul31,Aug7)

Towns County, Georgia Enotah Judicial Circuit N(Jul31,Aug7,14,21)

NOTICE

NOTICE Notice is given that Articles of Incorporation that will incorporate BLAIRSVILLE CRUISERS, INC. have been delivered to the Secretary of State for filing in accordance with the Georgia Nonprofit Corporation Code. The initial regis-tered office of the corporation is located at 9 Cook Street, Blairsville, GA 30512 and its ini-tial registrated agent at such address is loba tial registered agent at such address is John N(Jul31,Aug7)

NOTICE OF SEIZURE OF PERSONAL PROPERTY Valued at less than \$25,000.00

Pursuant to C. C. A. 9-16-11(a) TAKE NOTICE that on the 5th day of June, 2019, law enforcement officers of the Union County Sheriff's Office seized a certain motor vehicle, to wit: a brown in color, 2005 Year Model Ford Explorer, bearing Georgia License and Reg-Explorer, bearing debiga License and neg-istration Tag Number RFN8198, and bearing V.I.N Number 1FMZU62K25UA366586, which was operated by the above-referenced party and which transported an amount of Meth-amphetamine, a listed Schedule II Controlled Substance, in Union County, Georgia.

Substance, in union CoUnty, deorgia. The seized property was directly or indi-rectly used or intended for use to facilitate the transportation, purchase and possession of Methamphetamine in violation of Georgia Controlled Substances Act, to wit: 0.C.G.A. 16-13-20(a) and/or in precent device a configuration 13-30(a) and/or is proceeds derived or realized 13-50(a) allow is proceeds derived of realized therefrom and/or was found in close proximity to said Methamphetamine and/or other prop-erty which is subject to forfeiture pursuant to the provisions of 0.C.G.A. 16-13-49 (b). In Ac-cordance therewith and pursuant the Georgia Uniform Civil Forfeiture Procedure Act, 0.C.G.A. Section 9-16-1 et. seq. this Notice is being served and publicly posted. FURTHER TAKE NOTICE

The purported owner[s] or claimant[s] of said property is said to be: Fred Roger Dale Weaver

132 Fred McGaha Drive Blairsville, GA 30512

C/O Union County Law Enforcement Detention Center 378 Beasley Street

378 Beasley Street Blairsville, Union County, 30512 AND FURTHER TAKE NOTICE that the owner or interest holder may file a claim to the seized property within thirty (30) days after service by sending the claim to the District Attorney for the Enotah Judicial Circuit, 65 Courthouse Street, Box 6, Blairsville, GA 30512 by certified mail or ethylory overnight delivery return Street, but o, blansville, or 30012 by Certified mail or statutory overnight delivery, return receipt requested. The claim must be signed by the owner or interest holder and provide the following: 1) The name of the claimant; 2) The address at which the claimant resides; 3) A description of the claimant's interest in the recorder 40 description of the claimant's interest in the A description of the claimant's interest in the property; 4) A description of the circumstances of the claimant's obtaining an interest in the property and, to the best of the claimant's knowledge, the date the claimant obtained the interest and the name of the person or entity that transferred the interest to the claimant; by The network of the relicinghic helium the transferred the interest to the claimant; that transferred the interest to the claimant; 5) The nature of the relationship between the claimant and the person who possessed the property at the time of the seizure; 6) A copy of any documentation in the claimant's posses-sion supporting his or her claim; and 7) Any additional facts supporting his or her claim. This 16th day of July, 2019 Jeff Lanolev Inis foth day of July, 2019 Jeff Langley District Attorney Enotah Judicial Circuit BY: Buck Levins Assistant District Attorney 65 Court House Street Box 6 Blairsville, GA 30512 (706) 439-6029 SEIZING AGENCY:

Office of the Sheriff of Union County

378 Beasley Street Blairsville, GA 301512

M/.lul24.31,Aug7)

To the best of the knowledge and belief of the undersigned, the party in possession of the property is DEENA FAYE KING or a tenant or tenants. Said property may more commonly be known as: 23 PEACEFUL LN, 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 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 attorney's fees (notice of intent to collect at-torney's fees having been given). The individual or entity that has full authority to accepted accendent and modifie will home of

The individual or entity that has full authority to negotiate, amend, and modify all terms of the loan is CENLAR FSB, ATTN: FC DEPART-MENT 425 PHILLIPS BLVD, EWING, NJ 08618-1430; (877) 909-9416. Said property will be sold subject to any out-standing ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any tax-ing authority, any matters which might be dis-closed by an accurate survey and inspection of the property, any assessments, liens, en-cumbrances, 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 con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the Security Deed Pursuant 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 rescis-sion of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foregoing the security present the state of the security of the securi

other foreclosure documents may not be pro-vided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. *Auction services to be provided by Auction.com (www.auction.com)* TEXAS CAPITAL BANK, N.A. As Attorney-in-Fact for DEENA FAYE KING DEENA FAYE KING Phelan Hallinan Diamond & Jones, PLLC 11675 Great Oaks Way, Suite 320 Alpharetta, GA 30022 Telephone: 770-393-4300 Fax: 770-393-4310 PH # 42953 This law firm is acting as a debt collector. Any information obtained will be used for that purpose. N(Jul10,17,24,31)

standing ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any tax-ing authority, any matters which might be dis-Ing automy, any matters which high to dis-closed by an accurate survey and inspection of the property, any assessments, liens, en-cumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the proceeds of said sale will be applied to

The proceeds or said sale will be applied to the payment of said indebtedness and all ex-penses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to con-

the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the secured creditor.

The property is or may be in the possession of Keith P. Foster, Jr., successor in interest or tenant(s). Selene Finance LP as Attorney-in-Fact for

Keith P Foster II File no. 19-074317 SHAPIRO PENDERGAST & HASTY, LLP*

Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346

770-220-2535/CH

*THE LAW FIRM IS ACTING AS A DEBT COLLEC-TOR. ANY INFORMATION OBTAINED WILL BE **USED FOR THAT PURPOSE.** N(Jul10,17,24,31)

NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF UNION

Pursuant to the Power of Sale contained in a Security Deed given by James Robert South-ern, Jr. dated April 18, 2014 and recorded in Deed Book Plat W, Pages 151 Towns County, Coursi and the security of Georgia records; conveying the after-described property to secure a Note in the original prin-cipal amount of \$125,000.00, 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 within the legal hours of sale on the first fuesday in July, 2019, the

of sale on the first fuesday in July, 2019, the following described property: All that tract or parcel of land lying and being in Land Lot 188, 17TH District, 1st Section of Union County, Georgia, containing 1.72 acres, as shown on a Plat of survey by Keith Roch-ester & Associates, Inc. Dated 4/29/1988, as recorded in Plat Book W, Page 151 of Towns County Records, Said plat is incorporated County Records. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described

complete description of the above described property. Said property is subject to all matters as shown on the above-mentioned plat of survey. 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, including, but not lim-ited to, the nonpayment of the indebtedness as and when due. The indebtedness remaining in default this sale will be made for the nurnose and when due. The indebtedness 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 (notice of intent to collect attorney's fees having been given) and all other payments provided for under the terms of the Security Deed and Note. Said property will be sold subject to the fol-lowing terms which may affect the title to said property: (a) any outstanding ad taxes (includ-ing taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that

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 accu-rate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Secu-rity Deed first set out above. To the best of the knowledge and belief of the undersigned, the party in possession of the property is James Robert Southern, Jr., tenant. payable), (b) unpaid water or sewage bills that

Robert Southern, Jr., tenant. The sale will be conducted subject to (1) con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confir-mation and audit of the status of the loan with the holder of the Security Deed.

Wendell Hickox as Attorney in Fact for James Robert Southern Jr. For information on modifying or altering the Joan or acquiring further information about this Security Deed, please contact: Versue J. Parkers 0.0"

Kenya L. Patton, P.C.

44B Blue Ridge St., Blairsville, GA 30512 Phone: (706) 745-2142 THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

ry Sims

Atlanta, GA 30339

Phone: (770) 373-4242

Albertelli Law

For the Firm THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFOR-MATION OBTAINED WILL BE USED FOR THAT PURPOSE

Albertelli Law Attorney for U.S. Bank National Association, as Trustee, successor in interest to Bank of Amer-ica, National Association, as Trustee, succes-sor by merger to LaSalle Bank National Asso-ciation, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-MLN1 as Attorney in Fact for Cheryl Brown 100 Galleria Parkway, Suite 960 Attanta, 6A 30339

wc - 19-000986 A-4698125 07/10/2019, 07/17/2019, 07/24/2019, 07/31/2019 N(Jul10,17,24,31)

NOTICE OF SALE UNDER POWER

REFIGURE OF STATE OF THE OF TH THAT PURPOSE.

INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale con-tained in a Security Deed given by A.W. Pyles, Jr. and Sherry Pyles to Mortgage Electronic Registration Systems, Inc., as nominee for United Community Mortgage Services, Inc., its successors and assigns, dated June 14, 2006, recorded in Deed Book 651, Page 725, Union County, Georgia Records, as last transferred to Nationstar Mortgage LLC d/b/a Mr. Cooper by assignment recorded in Deed Book 1123, Page 227, Union County, Georgia Records, convey-ing the after-described property to secure a Note in the original principal amount of TWO HUNDRED SIXTY-FIVE THOUSAND AND 0/100 DOLLARS (2655,000.00), with interest thereon as set forth therein, there will be sold at public outry to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as may be lawfully designated or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in August, 2019, the fol-lowing described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The dobt secured by usid Security Deed hours The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, fail-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 cale will be made for the purpose of pay. Security beed. Ine debt remaining in deraut, this sale will be made for the purpose of pay-ing the same and all expenses of this sale, as provided in the Security Deed and by law, in-cluding attorney's fees (notice of intent to col-lect attorney's fees having been given). Said property will be sold subject to any outstand-ing ad valorem taxes (including taxes which are a lien but not wet due and navable) amo are a lien, but not yet due and payable), any matters which might be disclosed by an accu-rate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and mat-ters of record superior to the Security Deed first set out above. Nationstar Mortgage LLC d/b/a Mr. Cooper is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full author-§ 44-14-162.2. The entity that has full author-ity to negotiate, amend, and modify all terms of the mortgage with the debtor is: Nationstar Mortgage, LLC d/b/a Mr. Cooper, 8950 Cypress Waters Blvd, Coppell, TX 75019, 888-850-9398x3705. To the best knowledge and belief of the undersigned, the party in possession of the property is A.W. Pyles, Jr. and Sherry Pyles or a tenant or tenants and said property is more acompapily income as 687 Mendescon rytes of a terrain of terrains and said property is more commonly known as 687 Henderson Road, Young Harris, Georgia 30582. 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 confirma-tion and audit of the status of the loan with the helder of the coverity dead Nationation tion and audit of the status of the loan With the holder of the security deed. Nationstar Mortgage LLC d/b/a Mr. Cooper as Attorney in Fact for A.W. Pyles, Jr. and Sherry Pyles McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www. foreclosurehotline.net EXHIBIT "A" All that foreclosurehotline.net EXHIBİT "A" All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 95 of Union County, Georgia, and being Tract 3 containing 10.000 acres, more or less, as shown on a plat of survey by Owen by Land Surveying, dated December 22, 2003, and recorded in Union County records in Plat Book 54, Page 22. Said plat is incorporated herein, by reference here-to, for a full and complete description of the above described property. Less and Except All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 95 of Union County, Georgia, and being a portion of in the 9th District, 1st Section, Land Lot 95 of Union County, Georgia, and being a portion of Tract 3 containing 4.00 acres, more or less, as shown on a plat of survey by Cleveland & Cox Land Surveying, LLC, dated May 23, 2006 and recorded in Union County Records in Plat Book 58 Page 194. 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 roads for ingress and egress to the above described property. MR/hq1 8/6/19 Our file no. 5242718 - FT2 N(duti0.17.431)

N(Jul10,17,24,31)