

North Georgia News

Legal Notices for March 26, 2025

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Manon S. Thompson
All creditors of the estate of Manon S. Thompson, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.

This 7th day of March, 2025.
BY: Richard Elton Thompson
2393 Seabreeze Dr.
Darien, GA 31305

N(Mar12,19,26,Apr2)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Wilma F. Roper
All creditors of the estate of Wilma F. Roper, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.

This 7th day of March, 2025.
BY: Timothy H. Roper
PO Box 1084
Blairsville, GA 30514
ATTORNEY: Cary D. Cox
PO Box 748
Blairsville, GA 30514

N(Mar12,19,26,Apr2)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF John C. Kiernan
All creditors of the estate of John C. Kiernan, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.

This 7th day of March, 2025.
BY: Michael F. Kiernan
181 Concord Way
Blairsville, GA 30512
ATTORNEY: Daniel J. Davenport
PO Box 923
Blairsville, GA 30514

N(Mar12,19,26,Apr2)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF
CECIL MILTON PUGH
DECEASED
ESTATE NO. 2025-38
NOTICE

IN RE: The Petition to Probate Will in Solemn Form in the above referenced estate having been duly filed.

TO: Terry Sellers
Jerry Pugh
[List here all heirs having unknown addresses to be served by publication]

This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court by 10:00 a.m. on or before April 7, 2025.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel 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.

Kristin Stephens Stanley
Judge of the Probate Court
By: Charla Dyer
Deputy Clerk of the Probate Court
65 Courthouse St., Suite 8
Blairsville, GA 30512

Address
(706) 439-6006
Telephone Number
N(Mar12,19,26,Apr2)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF
PRUDENCE PACKER
DECEASED
ESTATE NO. 2025-41
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

To whom it may concern:
Harry H. Packer has petitioned to be appointed administrator(s) of the estate of Prudence Packer deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons 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 by 10:00 a.m. on or before April 7, 2025.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel 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.

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N(Mar12,19,26,Apr2)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF
MARY JANE MCCOLLUM
DECEASED
ESTATE NO. 2025-39
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

To whom it may concern:
Donald R. McCollum has petitioned to be appointed administrator(s) of the estate of Mary Jane McCollum deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons 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 by 10:00 a.m. on or before April 7, 2025.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel 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.

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N(Mar12,19,26,Apr2)

NOTICE OF SALE

Notice is given that Gumlog Storage LLC will sell the contents of rental unit # 38 belonging of Tamera Stanley & Unit 26 belonging to W. Waits. Said sale will take place on 4/5/2025 at 9:00 am outside the Gumlog Storage units located at the intersection of 129N (Murphy Hwy) and Gumlog Rd, Blairsville Ga.

N(Mar26,Apr2)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF
JAMES FOSTER CRAWFORD
DECEASED
ESTATE NO. 2025-43
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

To whom it may concern:
Lindsay Nicole Crawford has petitioned to be appointed administrator(s) of the estate of James Foster Crawford deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons 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 by 10:00 a.m. on or before April 7, 2025.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel 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.

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Blairsville, GA 30512

Address
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N(Mar12,19,26,Apr2)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF
THEODORE DAVID DIAZ
DECEASED
ESTATE NO. 2007-17
NOTICE

[For discharge from office and all liability]
PROBATE COURT OF UNION COUNTY
Re: PETITION OF SHEILA WOFSEY FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF THEODORE DAVID DIAZ, DECEASED.

To: Cecil Diaz
[List here all interested parties having unknown addresses to be served by publication]

This is to notify you to file an objection, if there is any, to the above-referenced petition, in this Court by 10:00 a.m. on or before April 21, 2025.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel 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.

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N(Mar12,19,26,Apr2)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF
WALTER E. SPIVA
DECEASED
ESTATE NO. 2025-46
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

To whom it may concern:
Melissa Evans has petitioned to be appointed administrator(s) of the estate of Walter E. Spiva deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons 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 by 10:00 a.m. on or before April 14, 2025.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel 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.

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Deputy Clerk
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Address
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Telephone Number
N(Mar12,19,26,Apr2)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF
MARK STEVEN CAQUETTE
DECEASED
ESTATE NO. 2025-50
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

To whom it may concern:
Gwen Lena Caouette has petitioned to be appointed administrator(s) of the estate of Mark Steven Caouette deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons 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 by 10:00 a.m. on or before April 21, 2025.

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Judge of the Probate Court
By: Charla Dyer
Deputy Clerk
65 Courthouse St., Suite 8
Blairsville, GA 30512

Address
(706) 439-6006
Telephone Number
N(Mar12,19,26,Apr2)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF
STEVEN LAVERN BEAL
DECEASED
ESTATE NO. 2025-48
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

To whom it may concern:
Meghan Saralise Glaze has petitioned for Justin Matthew Glaze to be appointed administrator(s) of the estate of Steven Lavern Beal deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons 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 by 10:00 a.m. on or before April 21, 2025.

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Kristin Stephens Stanley
Judge of the Probate Court
By: Charla Dyer
Deputy Clerk
65 Courthouse St., Suite 8
Blairsville, GA 30512

Address
(706) 439-6006
Telephone Number
N(Mar12,19,26,Apr2,9,16)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Evelyn Delores Rogers
All creditors of the estate of Evelyn Delores Rogers, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.

This 21st day of March, 2025
BY: Glenda Gilreath Nichols
575 Forrester Lane
Blairsville, GA 30512

N(Mar26,Apr2,9,16)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Douglas Paul Sheetz
All creditors of the estate of Douglas Paul Sheetz, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.

This 21st day of March, 2025
BY: Jason Allyn Sheetz
421 Dockside Cove
Woodstock, GA 30189

N(Mar26,Apr2,9,16)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF
WALTER E. SPIVA
DECEASED
ESTATE NO. 2025-46
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

To whom it may concern:
Melissa Evans has petitioned to be appointed administrator(s) of the estate of Walter E. Spiva deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons 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 by 10:00 a.m. on or before April 14, 2025.

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Blairsville, GA 30512

Address
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Telephone Number
N(Mar12,19,26,Apr2,9)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF
ERIC CLAYTON BUCHANAN
DECEASED
ESTATE NO. 2025-42
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

To whom it may concern:
Austin Daniel Buchanan has petitioned to be appointed administrator(s) of the estate of Eric Clayton Buchanan deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons 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 by 10:00 a.m. on or before April 14, 2025.

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Judge of the Probate Court
By: Charla Dyer
Deputy Clerk
65 Courthouse St., Suite 8
Blairsville, GA 30512

Address
(706) 439-6006
Telephone Number
N(Mar12,19,26,Apr2,9)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF JOHN SAMUEL ENSLEY
All creditors of the estate of JOHN SAMUEL ENSLEY, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.

This 12th day of March 2025
BY: Kathleen Page Ensley
117 Ensley Road
Blairsville, GA. 30512

ATTORNEY: Kenya L. Patton
44 Blue Ridge Street, Suite B
Blairsville, GA. 30512

N(Mar12,19,26,Apr2,9)

NOTICE OF INTENT TO INCORPORATE

Notice is given that the articles of incorporation which will incorporate Sugar Creek Farms of Illinois, 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 1706 John Smith Road East, Blairsville,

N(Mar19,26)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Beni W. Sturcken
All creditors of the estate of Beni W. Sturcken, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.

This 28th day of February, 2025
BY: Edward Curtis Entretien
2713 Hyler Drive
Columbus, GA 31907

ATTORNEY: Cary D. Cox
PO Box 748
Blairsville, GA 30514

N(Mar5,12,19,26)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Sandra Lou Yearly
All creditors of the estate of Sandra Lou Yearly, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.

This 13th day of December, 2024.
BY: Lacey Webb Rorex
7653 Passport Drive
Ooltewah, TN 31363

N(Mar5,12,19,26)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Herbert J. Schlecht
All creditors of the estate of Herbert J. Schlecht, deceased, late of Union County, 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 Personal Representative.

This 28th day of February, 2025.
BY: Kathryn S. Larsen
3776 Trackrock Gap Road
Blairsville, GA 30512

ATTORNEY: Cary D. Cox
PO Box 748
Blairsville, GA 30514

N(Mar5,12,19,26)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Terry T. Thomas
All creditors of the estate of Terry T. Thomas, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.

This 28th day of February, 2025.
BY: Leigha Stuckey
1903 Cumberland Ct. SE
Smyrna, GA 20080

ATTORNEY: Rebecca Kendrick
PO Box 1286
Blairsville, GA 30514

N(Mar5,12,19,26)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Sherry Ada Dockery
All creditors of the estate of Sherry Ada Dockery, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.

This 28th day of February, 2025.
BY: Gary Lee Dockery
101 Dockery Creek Road
Young Harris, GA 30582

N(Mar5,12,19,26)

NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Charlotte Collins
All creditors of the estate of Charlotte Collins, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.

This 21st day of February, 2025.
BY: Joyce Elaine Kitchens
2874 Owltown Road
Blairsville, GA 30512

ATTORNEY: Janna D. Akins
PO Box 923
Blairsville, GA 30514

N(Mar5,12,19,26)

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 KATIE GARNHAM to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR WMC MORTGAGE CORP., dated 09/29/2006, and Recorded on 10/10/2006 as Book No. 671 and Page No. 695-712, UNION COUNTY, Georgia records, as last assigned to DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-WM/C1, ASSET BACKED CERTIFICATES, SERIES 2007- WM/C1 (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$137,800.00, 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 April, 2025, the following described property: 5.56 ACRES, MORE OR LESS, AND BEING PART OF LAND LOT NO. 225 IN THE 11TH DISTRICT AND 1ST SECTION OF UNION COUNTY, GEORGIA, ACCORDING TO A PLAT OF SURVEY MADE BY BRUCE HUNT, DEPUTY COUNTY SURVEYOR, DATED MARCH 1978 AND RECORDED IN PLAT BOOK H AND PAGE 32, UNION COUNTY RECORDS, AND REFERENCE IS HERE MADE TO SAID PLAT OF SURVEY FOR A FULL AND COMPLETE DESCRIPTION OF THE PROPERTY HEREIN CONVEYED, SAID PLAT READING AS FOLLOWS: TO REACH THE TRUE POINT OF BEGINNING, START AT THE INTERSECTION OF LAND LOT NOS. 224, 225, 280, AND 281; THENCE EAST 632.0 FEET TO AN IRON PIN FOUND; THENCE NORTH 53.0 FEET TO AN IRON PIN SET WHICH IS THE TRUE POINT OF THE BEGINNING; THENCE NORTH 77DEG 00' WEST 560.0 FEET TO AN IRON PIN SET IN THE EAST RIGHT OF WAY LINE OF A ROAD LEADING BY THE PROPERTY; THENCE ALONG AND WITH SAID RIGHT OF WAY LINE FIVE (5) COURSES AND DISTANCES AS FOLLOWS: NORTH S5DEG00' WEST 84.00 FEET, NORTH 79.0 FEET, NORTH 10DEG 00' EAST 146.0 FEET, NORTH 4DEG 30' EAST 80.0 FEET, NORTH SDEG 30' WEST 43.0 FEET TO AN IRON PIN SET; THENCE NORTH 86DEG 30' EAST 430.0 FEET TO AN IRON PIN SET IN THE WEST RIGHT OF WAY LINE OF GEORGIA HIGHWAY NO. 60; THENCE ALONG AND WITH SAID RIGHT OF WAY LINE SEVEN (7) COURSES AND DISTANCE AS FOLLOWS: SOUTH 10DEG 30' WEST 52.0 FEET, SOUTH 4DEG 00' WEST 44.0 FEET, SOUTH 4DEG 15' WEST 44.0 FEET, SOUTH 12 DEG30' EAST 73.0 FEET, SOUTH 16DEG 00' EAST 99.0 FEET, SOUTH 20DEG 30' EAST 94.00 FEET, SOUTH 27DEG 15' EAST 66.0 FEET TO AN IRON PIN SET; THENCE SOUTH 138.0 FEET TO THE TRUE POINT OF BEGINNING.

GRANTORS HEREIN GRANT A 30 FOOT EASEMENT LEADING FROM GEORGIA HIGHWAY 60 ACROSS THE PROPERTY OF DOYLE HELTON TO THE CRAWFORD PROPERTY. 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). DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-WM/C1, ASSET BACKED CERTIFICATES, SERIES 2007- WM/C1 holds the duly endorsed Note and is the current assigner 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 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-WM/C1, ASSET BACKED CERTIFICATES, SERIES 2007- WM/C1 (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 5900 STATE HIGHWAY 60, SUCHES, GEORGIA 30572 is/are: KATIE GARNHAM 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) 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