

# North Georgia News

## Legal Notices for June 29, 2022

### NOTICE OF PUBLIC SALE

Public auction of Unit #53 belonging to Heather Dockery at Hwy 515 Mini Storage located at 148 Storage Place, Blairsville, GA 30512 hereby gives notice of public sale to the highest bidder for cash only on July 15, 2022 at 10am in accordance with the Georgia Code lien laws. Seller reserves the right to withdraw property for sale at any time. This property is being sold to satisfy a landlord lien.

Property includes contents of the following: household goods, storage containers, camping supplies, etc.

N(Jun22,29)

### NOTICE

Notice is given that Q-Bicals Self-Storage will sell the contents of units #16, said contents belonging to Arthur and Janice Upchurch. Said sale by auction will take place on July 7th at 10AM outside the Q-bicals Self-Storage facility located at 26 Loudermilk RD., Blairsville, GA 30512. Contents include miscellaneous home items and furnishings. Tenant has until the auction to settle the lien. Q-Bicals Self-Storage reserves the right to refuse any or all bids.

N(Jun22,29)

### NOTICE OF INTENT TO INCORPORATE

Notice is given that Articles of Incorporation for TR Trucking & Construction, Inc. will be delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The initial registered office of the Corporation will be located at 831 Leisure Time Road, Blairsville, Georgia 30512, and its registered agent at such address is Tammy Rusk.

N(Jun22,29)

### CITATION

PROBATE COURT OF UNION COUNTY  
IN RE: ESTATE OF RUTH F. DEMPSEY, (FORMER) WARD.

Date of Publication, if any: June 29, 2022

TO WHOM IT MAY CONCERN AND: The conservator(s) of the above estate, has/have applied for Discharge from said trust. This is to notify the above interested party(ies) to show cause, if any they can, why said conservator(s) should not be discharged from office and liability. All objections must be in writing, setting forth the grounds of any such objections, and filed with the above Probate Court on or before August 1, 2022, said date being more than 30 days from the date of publication, or if personally served, then 10 days from the date of such service. All pleadings must be signed before a notary public or probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/telephone number for the required amount of filing fees.

If any objections are filed, a hearing will be scheduled for a later date. If no objections are filed, the petition may be granted without a hearing.

Dwain Brackett  
PROBATE JUDGE  
By: Kristin Stanley  
PROBATE CLERK  
65 Courthouse St., Suite 8  
Blairsville, GA 30512  
Address  
(706) 439-6006  
TELEPHONE

N(Jun29)

### THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA  
IN RE: ESTATE OF  
DEANNA FRANCIS SMITH  
DECEASED  
ESTATE NO. 2015-74

NOTICE

[For discharge from office and all liability]  
PROBATE COURT OF UNION COUNTY  
RE: PETITION OF CONSTANCE L. DICKEY FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF DEANNA FRANCIS SMITH, DECEASED.

To Whom it may concern:  
This is to notify you to file an objection, if there is any, to the above-referenced petition, in this Court on or before July 11, 2022.

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.

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  
Telephone Number

N(Jun29)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Richard W. Davis  
All creditors of the estate of Richard W. Davis, 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 3rd day of June, 2022.  
BY: Wendy Carlin  
83 Pat Colwell Rd.  
Blairsville, GA 30512  
ATTORNEY: Cary D. Cox  
PO Box 748  
Blairsville, GA 30514

N(Jun8,15,22,29)

STATE OF GEORGIA  
COUNTY OF UNION

IN RE: ESTATE OF ROSEMARY TURNER DECEASED

NOTICE TO CREDITORS

All creditors of the Estate of Rosemary Turner, deceased, late of Union County, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to me at 108 Blue Ridge Hwy., Ste 6, Blairsville, GA 30512.

This 2nd day of June, 2022.  
David E. Barrett  
Rosemary Turner, Deceased  
David E. Barrett, LLC  
Attorney at Law  
108 Blue Ridge Highway, Suite 6  
Blairsville, GA 30512  
706-745-0250

N(Jun8,15,22,29)

### GEORGIA, UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

All creditors of the Estate of Edwin Bryan Strout, deceased of Union County, Georgia are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.

Karin S. Gaither, as Executor of the Estate of Edwin Bryan Strout, deceased  
Estate No. 22-62  
c/o Anna A. Orkins  
Stewart, Melvin & Frost, LLP  
P.O. Box 3280  
Gainesville, GA 30503

N(Jun8,15,22,29)

### IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA  
CECILIA MCWHIRTER,  
Plaintiff,  
V.  
HILLARY MCWHIRTER,  
Defendant,  
CAF#: 2021CV0325

NOTICE AND SUMMONS OF COMPLAINT FOR DIVORCE

TO: HILLARY MCWHIRTER, whose address is unknown: You are hereby notified that on October 22, 2021, a Complaint for Divorce was filed in the Superior Court of Union County, Georgia, CAF#: 2021CV0325. On May 23, 2022 an Order for Service by Publication was signed and then filed on June 8, 2022.

NOTICE AND SUMMONS TO HILLARY MCWHIRTER: You are hereby summoned and required to file with the Clerk of said court and serve upon the Plaintiff's attorney, whose name and address is: Rosalind N. Henderson, Rosalind Henderson Law, P.O. Box 2132, Blairsville, Georgia 30514 . an answer to the complaint which is herewith served upon you, within 60 days after the Order for Publication was entered by Order of the Honorable Joy Parks, Judge Union County Superior Court, Enotah Judicial Circuit.. This 9th day of June 2022.

Clerk of Superior Court, Judy L. Odum  
ROSALIND HENDERSON LAW  
P.O. Box 2132  
Blairsville, Georgia 30514  
(706) 897-4946  
rosalind@rosalindhendersonlaw.com

N(Jun15,22,29,Jul6)

### IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA  
IN RE:  
HORACE HASKIN COLWELL  
DECEASED  
ESTATE NO. 22-91  
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The petition of Austine Colwell for a year's support from the estate of Horace Haskin Colwell deceased, for decedent's (surviving spouse) (and)(minor child(ren)), having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before July 18, 2022 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 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 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.

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  
Telephone Number

N(Jun22,29,Jul6,13)

### IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA  
IN RE: ESTATE OF  
MARTHA POSS WILLIAMS  
DECEASED  
ESTATE NO. 22-75  
NOTICE

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

TO: Kristin Taylor Williams Allen  
This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court on or before July 18, 2022.  
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.

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

N(Jun22,29,Jul6,13)

### STATE OF GEORGIA

COUNTY OF UNION  
NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by Dawn E. Doucette-Schultz and Troy R. Schultz, wife and husband to Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Freedom Mortgage Corporation dated November 23, 2009, and recorded in Deed Book 820, Page 94-103, Union County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC, securing a Note in the original principal amount of \$108,974.00, 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, July 5, 2022, 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:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 175 OF UNION COUNTY, GEORGIA, CONTAINING 1.0 ACRE, MORE OR LESS, AND BEING LOT #216 OF LAKE NOTTLEY SUBDIVISION, AS SHOWN ON A PLAT OF SURVEY MADE BY JACK STANLEY, UNION COUNTY SURVEYOR, DATED APRIL 15, 1980 AND RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF UNION COUNTY, GEORGIA IN PLAT BOOK J. PAGE 110, SAID PLAT READING AS FOLLOWS: TO REACH THE TRUE POINT OF BEGINNING, START AT THE ORIGINAL LAND LOT CORNER COMMON TO LAND LOTS 150, 151, 174 & 175; THENCE S 3 DEGREES 36 MINUTES W 537.7 FEET TO AN IRON PIN TO THE TRUE POINT OF BEGINNING; SAID IRON PIN BEING LOCATED IN THE WEST RIGHT-OF-WAY LINE OF WAYNE COLWELL ROAD; THENCE S 3 DEGREES 58 MINUTES E 284.9 FEET; THENCE N 81 DEGREES 08 MINUTES W 220.0 FEET TO AN IRON PIN; THENCE N 18 DEGREES 50 MINUTES E. 245.6 FEET TO AN IRON PIN; THENCE N 81 DEGREES 24 MINUTES E 119.7 FEET TO THE TRUE POINT OF BEGINNING. Said property is commonly known as 186 Lakeside Drive, Blairsville, GA 30512, a/k/a 3097 Robin Road, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property, if any.

Said property is known as 186 Lakeside Drive a/k/a 3097 Robin Road, Blairsville, GA 30512, together with all fixtures and personal property attached to and constituting a part of said property, if any.

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, 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 payment of said indebtedness and all expenses 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 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 secured creditor.

The property is or may be in the possession of Dawn E. Doucette-Schultz, a/k/a Dawn E. Shultz-Doucette a/k/a Dawn E. Doucette a/k/a Dawn E. Shultz a/k/a Dawn E. Schultz-Doucette a/k/a Dawn E. Schultz a/k/a Dawn E. Doucette-Schultz; Troy R. Schultz, successor in interest or tenant(s).

Nationstar Mortgage LLC d/b/a Mr. Cooper as Attorney-in-Fact for Dawn E. Doucette-Schultz and Troy R. Shultz, wife and husband  
File no. 16-062108  
LOGS LEGAL GROUP LLP\*  
Attorneys and Counselors at Law  
211 Perimeter Center Parkway, N.E., Suite 300  
Atlanta, GA 30346  
(770) 220-2535/GR  
https://www.logs.com/  
\*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

N(Jun25,Jun18,15,22,29)

### NOTICE

online auction with Lockerfox on July 12 through the 19th.  
Baldwin. 264 Charlie Davis Road  
804. Cody Trail  
D09. Whitney Bennett  
F10. Angel Jordan  
H08. Kelly Griffis  
I11. Charles Myers

NT(Jun29,Jul6)

### NOTICE TO DEBTORS AND CREDITORS

IN RE: ESTATE OF Charles Raymond Amara III  
All creditors of the estate of Charles Raymond Amara III, 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 3rd day of June, 2022.  
BY: Julie Anne Amara  
48 Collins Nursery Ln.  
Blairsville, GA 30512  
ATTORNEY: Kenya L. Patton, P.C.  
44 Blue Ridge St., Suite B  
Blairsville, GA 30512

N(Jun8,15,22,29)

### IN THE PROBATE COURT

COUNTY OF UNION  
STATE OF GEORGIA  
IN RE: ESTATE OF  
ELLEN COWGILL  
DECEASED

ESTATE NO. 22-70  
PETITION FOR LETTERS OF ADMINISTRATION

\*\*AMENDED\*\* NOTICE

Karen Bucolo has petitioned for (Letters of Administration) to be appointed administrator(s) of the estate of Ellen Cowgill, 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 on or before July 5, 2022.

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.

Dwain Brackett  
PROBATE JUDGE  
By: Kristin Stanley  
PROBATE CLERK  
65 Courthouse St., Ste. 8  
Blairsville, GA 30512  
(706) 439-6006

N(Jun8,15,22,29)

### IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA  
IN RE: ESTATE OF  
WILLIAM KEITH DYER  
DECEASED  
ESTATE NO. 22-77  
NOTICE

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

TO: Davina Kay Fairchild Dyer  
This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court on or before July 5, 2022.

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.

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  
Telephone Number

N(Jun8,15,22,29)

### NOTICE OF SALE UNDER POWER

By virtue of a Power of Sale contained in that certain Security Deed and Agreement from Karen Brendle and Kenneth Brendle (collectively "Grantor") to Appalachian Community Bank dated October 3, 2007, and recorded in Deed Book 730, Page 42-46, Union County, Georgia Records, given to secure a note in the original principal amount of Seventy-Seven Thousand Nine Hundred and 00/100 DOLLARS (\$77,900.00), said Security Deed having been last modified by that Modification of Security Deed between Grantor and Bank OZK (formerly known as Bank of the Ozarks), as successor by merger to Community & Southern Bank, as successor in interest to FDIC, as Receiver for Appalachian Community Bank, dated November 26, 2018, filed and recorded in Deed Book 1133, page 620, Union County Georgia Records, there will be sold by Bank OZK, as the holder of said Security Deed and the indebtedness secured thereby, at public outcry to the highest bidder for cash before the courthouse door of (or at such other place designated by law for the conduct of Sheriff's sales within) UNION COUNTY, Georgia, within the legal hours for sale on the first Tuesday in July, 2022, all property described in said Security Deed, including, but not limited to, the following described property:

The 10th District, 1st Section, Land Lot 68 of Union County, Georgia, and being Lot 28 of Grandview Subdivision, containing 0.70 acres, more or less, as shown on a plat of survey by North Georgia Surveyors, dated November 10, 1986, and recorded in Union County Records in Plat Book U, page 203. Said plat is incorporated herein by reference hereto for a full and complete description of the above-described property.

Subject to restrictions as recorded in Union County Records in Deed Book 169, page 753 as amended in Deed Book 198, page 432.

Subject to an easement to Blue Ridge Mountains EMC as recorded in Union County Records in Deed Book 150, pages 386-388.

Subject to right-of-way easement to Union County, Georgia, as recorded in Union County Records in Deed Book 215, page 613.

Also conveyed is a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above-described property.

TOGETHER WITH all buildings, structures and other improvements now or hereafter located thereon and all fixtures affixed or attached, actually or constructively thereto, including with limitation the following:

1988 FLEETWOOD MOBILE CERTIFICATION LABEL

HOME VIN NO. GAFLH25A0001657 HUD GE0478158 AND GAFLH25B0001657 HUD CERTIFICATION LABEL BLAIRSVILLE, GA 30512. GE0078159 LOCATED AT 463 ROBERTS ROAD, As the same is described in that UCC Fixture Filing in Deed Book 983, pages 354-355, Union County Records, as continued by UCC Financing Statement Amendment in Deed Book 1142, page 53, Union County Records, and amended by UCC Financing Statement Amendment in Deed Book 1142, page 54, Union County Records.

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 limited to, the nonpayment of the indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorney's fees and other payments provided for under the terms of the Security Deed and Note. Said property will be sold subject to the following items which may affect the title to said property: all zoning ordinances; matters which would be disclosed by an accurate survey or by inspection of the property; all matters of record superior to the lien of the within described Security Deed; any outstanding taxes, including, but not limited to, ad valorem taxes, which constitute liens upon said property; special assessments; and all outstanding bills for public utilities which constitute liens upon said property. To the best of the knowledge and belief of the undersigned, the party in possession of the property is Karen Brendle and Kenneth Brendle or tenant(s).

The sale will be conducted subject: (1) to confirmation that the sale is not prohibited under the United States Bankruptcy Code; (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed; and (3) subject to the provisions of

O.C.G.A. 9-13-172.1 which permits rescission of judicial and non-judicial sales in the State of Georgia in limited circumstances. The contact information for the individual or entity that has full authority to negotiate, amend, and modify all terms of the instruments referenced herein is: Bank OZK, 1700 Market Place Boulevard, Cumming, Georgia 30041 (706) 344-3117. O.C.G.A. § 44-14-162.2 states in pertinent part that, "nothing in this subsection shall be construed to require a secured creditor to negotiate, amend, or modify the terms of a mortgage instrument."

BANK OZK, successor in interest by merger to Community & Southern Bank, as successor in interest to the FDIC as Receiver for Appalachian Community Bank, as Attorney-in-Fact for Karen Brendle and Kenneth Brendle Robert A. Weber, Jr., Esq.  
The Weber Firm, LLC  
303 Jesse Jewell Parkway, Ste. 310  
Gainesville, Georgia 30501  
770 535-1445

Run Dates: June 8, 2022; June 15, 2022, June 22, 2022, and June 29, 2022.

N(Jun8,15,22,29)

### NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Josue Ventura to Mortgage Electronic Registration Systems, Inc., as grantee, solely as nominee for Community & Southern Bank, its successors and assigns, dated October 8, 2014, recorded in Deed Book 987, Page 660, Union County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 1311, Page 474, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of SIXTY-FIVE THOUSAND SEVEN HUNDRED EIGHTY-SIX AND 0/100 DOLLARS (\$65,786.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in July, 2022, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

Lakeview Loan Servicing, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority 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) 480-2432.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Josue Ventura or a tenant or tenants and said property is more commonly known as 245 Old Blue Ridge Hwy, Blairsville, Georgia 30512. Should a conflict arise between the property address and the legal description the legal description will control.

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.

Lakeview Loan Servicing, LLC as Attorney in Fact for Josue Ventura

McCalla Raymer Leibert Pierce, LLC  
1544 Old Alabama Road  
Roswell, GA 30076  
www.foreclosurehotline.net  
EXHIBIT "A"

All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 13 of Union County, Georgia, containing 0.744 acre, more or less, as shown on a plat of survey by Rochester & Associates, Inc., B. K. Rochester, Jr., G.R.L.S. No. 1534, dated July 2, 1993, and recorded in Union County Records in Plat Book 30, Page 115. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. Being and intended to be the same property conveyed by Warranty Deed (For Life with Remainder to Survivor) dated December 7, 1990, from Everett (Eb) Brooks in favor of Everett Brooks and Beatrice Julia Brooks and recorded in Union County Records in Deed Book 181, Page 540.

Everett Brooks departed this life on August 22, 1991, a resident of Union County, Georgia.

Being and intended to be the same property conveyed by Warranty Deed (For Life with Remainder to Survivor) dated January 6, 1994, from Beatrice Julia Brooks in favor of James E. Holbrooks and Bobbie L. Holbrooks and recorded in Union County Records in Deed Book 214, Page 502.

James E. Holbrooks departed this life July 2007, a resident of Union County, Georgia. Bobbie L. Holbrooks a/k/a Bobbie Holbrooks departed this life on October 4, 2012, a resident of Union County, Georgia, Being and intended to be the same property conveyed by Executor's Deed dated October 11, 2013, from Betty Bishop, as Executor of the Last Will and Testament of Bobbie Holbrooks a/k/a Bobbie L. Holbrooks in favor of Ruel E. Southern and recorded in Union County Records in Deed Book 958, Pages 301-304. Subject to all easements, restrictions and rights-of-way as shown on plat recorded in Union County Records in Plat Book 30, Page 115.

MR/meh 7/5/22  
Our file no. 22-07236GA - FT2

N(Jun8,15,22,29)

### STATE OF GEORGIA

COUNTY OF UNION  
NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by PETER B. RILEY AND DORNA L. RILEY to FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, A SUBSIDIARY OF INDYMAC BANK, F.S.B in the original principal amount of \$300,240.00 dated December 19, 2007 and recorded in Deed Book 741, Page 127, Union County records, said Security Deed being last transferred to BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, the undersigned will sell at public outcry 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 August 02, 2022, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 222, 17TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, CONTAINING 2.956 ACRES AND BEING SHOWN AS LOT TWENTY-SIX (26) OF BRYANT COVE SUBDIVISION, ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., RS #2653, DATED 7/15/96, LAST REVISED 9/8/97 AND RECORDED IN PLAT BOOK 38 PAGE 203 UNION COUNTY RECORDS WHICH DESCRIPTION ON SAID PLAT IS HEREBY INCORPORATED BY REFERENCE AND MADE A PART HEREOF

Said property being known as: 3864 BRYANT COVE VW BLAIRSVILLE, GA 30512

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are PETER B. RILEY AND DORNA L. RILEY or tenant(s).

The debt secured by said Security Deed has been and is hereby declared due and payable because of,