

# North Georgia News

## Legal Notices for July 13, 2022

**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 SUP-PORT

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  
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(706) 439-6006  
Telephone Number

N(Jun22,29,Jul6,13)

**THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF BARBARA ANN KRUSE.  
DECEASED  
ESTATE NO. 2021-33  
NOTICE

[For discharge from office and all liability]  
PROBATE COURT OF UNION COUNTY  
Re: PETITION OF BARRY ARMSTRONG FOR DISCHARGE AS EXECUTOR OF THE ESTATE OF BARBARA ANN KRUSE, 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 25, 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  
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Address  
(706) 439-6006  
Telephone Number

N(Jul13)

**THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF ROBERT RALPH LATOZA.  
DECEASED  
ESTATE NO. 2021-87  
NOTICE

[For discharge from office and all liability]  
PROBATE COURT OF UNION COUNTY  
Re: PETITION OF BARBARA ANN CORCORAN FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF ROBERT RALPH LATOZA, 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 25, 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  
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Telephone Number

N(Jul13)

**CITATION PROBATE COURT OF UNION COUNTY**  
RE: ESTATE OF LELIA GIBSON WALDRUP, (FORMER) WARD.  
Date of Publication, if any: July 13, 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 15, 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/DEPUTY CLERK  
65 Courthouse St., Suite 8  
ADDRESS  
Blairsville, GA 30512  
(706) 439-6006  
TELEPHONE  
N(Jul13)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**  
IN RE: ESTATE OF EVAN W. SELLERS  
DECEASED  
ESTATE NO. 21-97  
NOTICE

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

TO: Kendi Sellers  
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 August 8, 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(Jul13,20,27,Aug3)

**NOTICE TO DEBTORS AND CREDITORS**

IN RE: ESTATE OF Susan Reese  
All creditors of the estate of Susan Reese, 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 8th day of July, 2022.  
BY: Donna Cooper-Bey  
3604 12th St.  
Chesapeake Beach, MD 20732  
ATTORNEY: Janna D. Akins, Esq.  
Akins & Davenport, PC  
PO Box 923  
Blairsville, GA 30514  
N(Jul13,20,27,Aug3)

**NOTICE TO DEBTORS AND CREDITORS**

IN RE: ESTATE OF Steven Kimsey  
All creditors of the estate of Steven Kimsey, 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 8th day of July, 2022  
By: Stacie Kimsey DiNatale  
24 Leisure Time Rd.  
Blairsville, GA 30512  
Attorney: Megan S. DiNatale  
17X Haybrook Dr.  
Cleveland, GA 30528  
N(Jul13,20,27,Aug3)

**NOTICE TO DEBTORS AND CREDITORS**

IN RE: ESTATE OF Evelyn Davis Orders  
All creditors of the estate of Evelyn Davis Orders, 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 8th day of July, 2022  
By: Patricia Diane Parsons  
5675 Chestatee Landing Dr.  
Gainesville, GA 30506  
N(Jul13,20,27,Aug3)

**NOTICE TO DEBTORS AND CREDITORS**

IN RE: ESTATE OF John A. White  
All creditors of the estate of John A. White, 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 8th day of July, 2022  
By: Theresa Ann White  
84 Anvil Ct.  
Morganton, GA 30560  
Attorney: Richard Sarrell II  
144 Cleveland St.  
Blairsville, GA 30512  
N(Jul13,20,27,Aug3)

**NOTICE TO DEBTORS AND CREDITORS**

IN RE: ESTATE OF Barbara Haybert Rusk  
All creditors of the estate of Barbara Haybert Rusk, 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 8th day of July, 2022  
By: Michael John Rusk  
18624 Harbor Light Blvd.  
Cornelius, NC 28031  
N(Jul13,20,27,Aug3)

**NOTICE OF SALE**

Notice of Sale under the Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215. Auction of miscellaneous goods in storage units belonging to Diana Garrett, units D25 and D34. Sold to the highest bidder on August 8, 2022 at 10:00am at Blairsville Storage, 27 Orbit Dr., Blairsville, Union County, GA. 706-745-0097. Tenants have the right to redeem contents prior to sale. Blairsville Storage has the right to refuse any or all bids.

N(Jul13,20)

**NOTICE TO DEBTORS AND CREDITORS**

IN RE: ESTATE OF Ronald Dewitt Rich  
All creditors of the estate of Ronald Dewitt Rich, 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 29th day of July, 2022.  
BY: Sarah R. Helton  
83 Smokey Creek Cove  
Blairsville, GA 30512  
ATTORNEY: Daniel J. Davenport  
PO Box 923  
Blairsville, GA 30514  
N(Jul6,13,20,27)

**NOTICE TO DEBTORS AND CREDITORS**

All creditors of the estate of Evelyn Reed Panter late of Union County, deceased, 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.  
This 29th day of June, 2022  
Name: Ralph Edward Reed  
Title: Personal Representative  
Address: 152 Souther Mill Overlook, Blairsville, GA 30512  
N(Jul6,13,20,27)

**NOTICE TO DEBTORS AND CREDITORS**

IN RE: ESTATE OF William H. Dyer  
All creditors of the estate of William H. Dyer, 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 1st day of July, 2022.  
BY: William David Dyer  
494 Lisa Court  
Winder, GA 30680  
ATTORNEY: Daniel J. Davenport  
PO Box 923  
Blairsville, GA 30514  
N(Jul6,13,20,27)

**NOTICE TO DEBTORS AND CREDITORS**

IN RE: ESTATE OF Francis Rose Pepple  
All creditors of the estate of Francis Rose Pepple, 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 1st day of July, 2022.  
BY: Clarence Edward Johnson  
3306 West Olive Dr.  
Muncie, IN 47302  
ATTORNEY: Daniel J. Davenport  
PO Box 923  
Blairsville, GA 30514  
N(Jul6,13,20,27)

**NOTICE TO DEBTORS AND CREDITORS**

IN RE: ESTATE OF Grapell Brown  
All creditors of the estate of Grapell Brown, 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 1st day of July, 2022.  
BY: Cody Brendle  
139 Brown Rd.  
Blairsville, GA 30512  
ATTORNEY: Cary Cox  
PO Box 748  
Blairsville, GA 30514  
N(Jul6,13,20,27)

**IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA**

IN RE: BENJAMIN LEE TREADWAY  
DECEASED  
ESTATE NO. 22-101  
NOTICE OF PETITION TO FILE FOR YEAR'S SUP-PORT

The petition of Maria Christine Treadway for a year's support from the estate of Benjamin Lee Treadway 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 August 1, 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(Jul6,13,20,27)

**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, among other possible events of default, failure to pay the indebtedness as provided 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 having been given).

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (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.

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:  
Compu-Link Corporation  
101 W. Louis Henna Blvd., Suite 450  
Austin, TX 78728  
1-866-654-0020

Note that pursuant to O.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.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.  
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, as Attorney-in-Fact for PETER B. RILEY AND DORNA L. RILEY  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
10700 Abbott's Bridge Road  
Suite 170  
Duluth, GA 30097  
Phone: 470.321.7112  
Firm File No. 22-030405 - LIV

N(Jun29,Jul6,13,20,27)

**STATE OF GEORGIA COUNTY OF UNION NOTICE OF SALE UNDER POWER**

Pursuant to the power of sale contained in the Security Deed executed by SUE PRICE to COUNTRYWIDE BANK, FSB in the original principal amount of \$216,000.00 dated September 11, 2008 and recorded in Deed Book 733, Page 529, Union County records, said Security Deed being last transferred to FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2017-2, AS OWNER OF THE RELATED MORTGAGE LOAN, 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:

THE LAND REFERRED TO IN THIS POLICY IS SITUATED IN THE STATE OF GEORGIA, COUNTY OF UNION, CITY OF BLAIRSVILLE, AND DESCRIBED AS FOLLOWS:  
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 8TH DISTRICT, 1ST SECTION LAND LOT 161 OF UNION COUNTY, GEORGIA, CONTAINING 0.964 ACRE, MORE OR LESS, AND BEING TRACT A AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED OCTOBER 4, 1991 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 31, PAGE 88. APN #020B 081 B

Said property being known as: 348 COZY COVE HOLLOW BLAIRSVILLE, GA 30512

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are SUE PRICE or tenant(s).

The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided 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 having been given).

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (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.

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:  
Nationstar Mortgage LLC d/b/a Mr. Cooper  
8950 Cypress Waters Blvd.  
Coppell, TX 75019  
Phone: 1-888-480-2432

Note that pursuant to O.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.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2017-2, AS OWNER OF THE RELATED MORTGAGE LOAN, as Attorney-in-Fact for SUE PRICE  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
10700 Abbott's Bridge Road  
Suite 170  
Duluth, GA 30097  
Phone: 470.321.7112  
Firm File No. 20-077724 - TIT

N(Jul6,13,20,27)

**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 August, 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. GAF1H25A0001657 HUD GE0478158 AND GAF1H25B0001657 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.i 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

N(Jul6,13,20,27)