

North Georgia News

Legal Notices for July 17, 2019

CITATION
PROBATE COURT OF UNION COUNTY
RE: ESTATE OF CHRISTOPHER WADE LITTLE,
(FORMER) MINOR/WARD.
Date of Publication, if any: 6/26/2019
TO WHOM IT MAY CONCERN AND: WESTERN SURETY COMPANY

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, (address) 65 Courthouse St., Suite 8, Blairsville, GA 30512 on or before July 22, 2019, 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
(706) 439-6006
TELEPHONE
N(Jul17,24,31,Aug7)

STATE OF GEORGIA
UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Warren Schwartz,
All debtors and creditors of the estate of Warren Schwartz, 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 estate are required to make immediate payment to the Personal Representative(s).
This 21st day of June, 2019.
By: Theresa Schwartz
11294 Cloverleaf Cir.
Boca Raton, FL 33428
N(Jun26,Jul3,10,17)

IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA

IN RE:
HEIDI SOSEBEE, DECEASED

ESTATE NO. 19-77
**NOTICE OF PETITION TO FILE FOR YEAR'S SUP-
PORT**

The Petition of Terry Sosebee for a year's support from the estate of Heidi Sosebee 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 July 22, 2019, why said Petition objections 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
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(Jun26,Jul3,10,17)

TRADE NAME REGISTRATION

Georgia, Union County

To whom it may concern:

Please be advised that, SDX Home Care Operations, L.L.C. whose address is 1 Park Plaza, Suite 300, Irvine, CA 92614, and, whose address is, is/are the owner(s) of the certain business now being carried on at 1489 Blue Ridge Hwy, Suite D, Blairsville, GA 30512 in the following trade name, to-wit Comfort Keepers and that the nature of said business is: In-Home Non-Medical Care.

This statement is made in conformity with O.C.G.A § 10-1-490 et seq, requiring the filing of such statement with the Clerk of Superior Court of this county.

This the 31st day of May 2019
N(Jun26,Jul3,10,17)

NOTICE OF SALE

Notice is given that Gumlog Storage will sell the contents of rental unit #14, said contents belonging to David & Lise Elliott. Said contents will take place on 7/31/2019 at 10:30 outside the Gumlog Storage Units, located at the intersection on 129N (Murphy Hwy) and Gumlog Road, Blairsville, GA.
N(Jul17,24,31)

STATE OF GEORGIA
UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Mitchell Scott Corn,
All debtors and creditors of the estate of Mitchell Scott Corn, 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 estate are required to make immediate payment to the Personal Representative(s).
This 28th day of June, 2019.

By: Michelle Hughes
PO Box 99
Blairsville, GA 30514
N(Jul3,10,17,24)

STATE OF GEORGIA
UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Thomas Norman Gay,
All debtors and creditors of the estate of Thomas Norman Gay, 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 estate are required to make immediate payment to the Personal Representative(s).
This 28th day of June, 2019.

By: Genevieve Elizabeth Gay
1900 Maderia Dr.
Weston, FL 33327
N(Jul3,10,17,24)

STATE OF GEORGIA
UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Joanne Putnam,
All debtors and creditors of the estate of Joanne Putnam, 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 estate are required to make immediate payment to the Personal Representative(s).
This 28th day of June, 2019.

By: Attorney William Tinkler Jr.
150 East Ponca de Leon Ave., Suite 200
Decatur, GA 30030
N(Jul3,10,17,24)

STATE OF GEORGIA
UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Joanne Putnam,
All debtors and creditors of the estate of Joanne Putnam, 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 estate are required to make immediate payment to the Personal Representative(s).
This 28th day of June, 2019.

By: Richard W. Putnam
PO Box 2059
Blairsville, GA 30514
N(Jul3,10,17,24)

NOTICE OF SALE

Notice of sale under Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215. Auction of miscellaneous goods in storage unit belonging to Pamela Perry unit #36. Sold to the highest bidder on July 26, 2019, 9:30am at Able Mini Storage, 1376 Highway 515 E, Blairsville, Union County, Georgia (706) 745-8834. Tenant has the right to redeem contents prior to sale. Able Mini Storage has the right to refuse any and all bids.
N(Jul17,24)

NOTICE

Announcement for GMRC Workforce Development Board Meeting
The Georgia Mountains Regional Commission, Workforce Development Board will meet on July 25, 2019 at 4:00 p.m. The meeting will be held at the Rabun County Civic Center located at 201 W. Savannah Street, Clayton, GA 30525.
N(Jul17)

NOTICE OF SUPERIOR COURT
OF UNION COUNTY

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

By Order of the Court for Service by Publication dated July 2, 2019, you are hereby notified that on June 27, 2019, Scott Trask filed a Complaint 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, Blairsville, 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 Patricia Beatrice Larrick Bell, 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 estate are required to make immediate payment to the Personal Representative(s).
This 12th day of July, 2019.

By: Patricia Larrick Johnson Allen
86 Sharp Top Circle
Blairsville, GA 30512
Richard Larrick Bell
2787 W. Regal Terrace
Stuart, FL 34987
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 law, and all persons indebted to said estate 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
N(Jul17,24,31,Aug7)

STATE OF GEORGIA
UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Mary Evelyn Loyd,
All debtors and creditors of the estate of Mary Evelyn Loyd, 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 estate 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)

NOTICE OF SALE UNDER POWER
GEORGIA, UNION COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from HEATHER TISHA LIVELY to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS A NOMINEE FOR MORTGAGE FINANCIAL GROUP, INC., dated February 16, 2016, recorded February 22, 2016, in Deed Book 1030, Page 227, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Two Thousand and 00/100 dollars (\$102,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to FREEDOM MORTGAGE CORPORATION, there will be sold 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 September, 2019, all property described in said Security Deed including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 8TH DISTRICT, 1ST SECTION, LAND LOT 170 OF UNION COUNTY, GEORGIA, CONTAINING 2.0 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY CLEVELAND & COX LAND SURVEYING, LLC, DATED JANUARY 31, 2009 AND RECORDED IN UNION COUNTY, GEORGIA RECORDS IN PLAT BOOK #1, PAGE 198. 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, GEORGIA RECORDS IN DEED BOOK 648, PAGES 254-255. SUBJECT TO AN EASEMENT TO BLUE RIDGE MOUNTAIN EMC AS RECORDED IN UNION COUNTY, GEORGIA RECORDS IN DEED BOOK 132, PAGES 310-11. SUBJECT TO THE 100 FOOT SPRING BUFFER AS SHOWN ON AFORESAID PLAT. SUBJECT TO RIPARIAN RIGHTS TO BRANCH AS SHOWN ON AFORESAID PLAT.

Said legal description being controlling, however the property is more commonly known as 952 OLD GUM LOG RD, BLAIRSVILLE, GA 30512.

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: 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; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants; and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is HEATHER TISHA LIVELY, or tenant(s).

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.

Please note that, pursuant to O.C.G.A. § 44-14-162.2, you are not entitled by law to an amendment or modification of the terms of your loan. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Freedom Mortgage Corporation, Loss Mitigation Dept., 10500 Kincaid Dr., Suite 300, Fishers, IN 46037, Telephone Number: 1-855-690-5900. FREEDOM MORTGAGE CORPORATION

as Attorney in Fact for HEATHER TISHA LIVELY
THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Rubin Lubine, LLC, 3145 Avaron Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992 Case No. FREM-19-03626-1
Attn: Ruben Dates 07/17/2019, 08/07/2019, 08/14/2019, 08/21/2019, 08/28/2019
fiselaw.com/property-listing
N(Jul17)

STATE OF GEORGIA
COUNTY OF UNION

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 REGISTRATION 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 said Note on the unpaid balance until paid, which will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at UNION County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal 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 SECTION, 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 ROCHESTER & ASSOCIATES, INC., R.L.S. #2654, DATED NOVEMBER 2, 1997 AND RECORDED IN PLAT BOOK 36, PAGE 124, UNION COUNTY RECORDS. SAID RECORDED PLAT OF SURVEY IS INCORPORATED HEREIN BY REFERENCE THERETO FOR A MORE COMPLETE AND ACCURATE METES AND BOUNDS DESCRIPTION OF THE ABOVE REFERENCED PROPERTY.

SUBJECT TO ALL RESERVATIONS, RESTRICTIONS, AND EASEMENTS OF RECORD.
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 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 attorney's fees having been given).

The individual or entity that has full authority to negotiate, amend, and modify all terms of the loan is CENLAR FSB, ATTN: FC DEPARTMENT 425 PHILLIPS BLVD, EWING, NJ 08618-1430; (877) 909-9416.

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 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. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided 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
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)

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 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 principal 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 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 SURVEY 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 SECTION, LAND LOT 92 AND 93 OF UNION COUNTY, 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 REFERENCE HERETO, FOR A FULL AND COMPLETE 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 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 Alfred Bouchard, successor in interest or tenant(s).

Broker Solutions, Inc. dba New American Funding as Attorney-in-Fact for Alfred Bouchard
File 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
shapiroandhasty.com

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

STATE OF GEORGIA
COUNTY OF UNION

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 & Investments, 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, transferred and conveyed to Selene Finance LP, securing a Note in the original principal amount of \$180,000.00, 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 in said Deed, to-wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 8TH DISTRICT, 1ST 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, PAGE 195. SAID PLAT IS INCORPORATED HEREIN BY REFERENCE HERETO FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.

Said property is known as 3313 Nottely Dam 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 Keith P. Foster, Jr., successor in interest or tenant(s).

Selene Finance LP as Attorney-in-Fact for Keith P. Foster, Jr.
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
shapiroandhasty.com

*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. 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

Under and by virtue of the power of sale contained with that certain Security Deed dated May 3, 2006, from Cheryl Brown to Mortgage Electronic Registration Systems, Inc., as nominee 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 Association, 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 Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-MLN1 by Assignment 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 being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Union County, Georgia, on August 6, 2019 the following described real property (hereinafter referred to as the "Property"):

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 188, 17TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, CONTAINING 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 NOVEMBER 14, 1984, RECORDED IN PLAT BOOK P, PAGE 29, UNION COUNTY RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FENCE AND THE NORTHWEST CORNER OF LOT #17, RUN THENCE S 14 DEGREES 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 08 MINUTES 44 SECONDS W 28.08 FEET; S 05 DEGREES 09 MINUTES 41 SECONDS W 88.78 FEET; S 22 DEGREES 29 MINUTES 11 SECONDS W 30.31 FEET; S 56 DEGREES 42 MINUTES 55 SECONDS W 20.86 FEET; S 88 DEGREES 54 MINUTES 54 SECONDS 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 DEGREES 45 MINUTES 30 SECONDS W 44.24 FEET; N 20 DEGREES 57 MINUTES 26 SECONDS W 20.47 FEET; N 03 DEGREES 11 MINUTES E 57.26 FEET; N 28 DEGREES 05 MINUTES 07 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 DEGREES 12 MINUTES 11 SECONDS E 101.20 FEET; S 89 DEGREES 31 MINUTES 24 SECONDS E 138.07 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PERPETUAL EASEMENT FOR INGRESS AND EGRESS ALONG THE ROADS 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 PERTAINING TO BRASSTOWN VIEW AS RECORDED IN DEED BOOK 134 PAGES 272-273, UNION COUNTY RECORDS.

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, failure to make the payments as required by the terms of the Note. The debt remaining 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 attorney's fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is Cheryl Brown.

The property, being commonly known as 475 Ashley Circle, Blairsville, 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.

Pursuant to O.C.G.A. Section 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority 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 confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

Albertelli Law
Attorney for U.S. Bank National Association, 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 Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-MLN1 as Attorney in Fact for Cheryl Brown
100 Galleria Parkway, Suite 960
Atlanta, GA 30339
Phone: (770) 373-4242

By:
Cory Sims
For The Firm
THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
w- 19-000986
uc-4698125/07/10/2019, 07/17/2019, 07/24/2019, 07/31/2019