

North Georgia News

Legal Notices for August 14, 2019

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Maurice Farabee,
All debtors and creditors of the estate of Maurice Farabee, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
By: Theodore M. Farabee
7100 Lake Ola Drive
Mount Dora, FL 32757
(N/Aug14,21,2019)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Gollie H. Easter,
All debtors and creditors of the estate of Gollie H. Easter, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 19th day of July, 2019.
By: Betty J. Easter
PO Box 41
Blairsville, GA 30514
(N/Aug14,21,2019)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Maurice Fuller Farabee,
All debtors and creditors of the estate of Maurice Fuller Farabee, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 19th day of July, 2019.
By: Theodore Maurice Farabee
7100 Lake Ola Dr.
Mount Dora, FL 32757
(N/Aug14,21,2019)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Debbie Hotrump,
All debtors and creditors of the estate of Debbie Hotrump, 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 19th day of July, 2019.
By: Crystal Winch
26 Foggy Meadow Dr.
Blairsville, GA 30512
(N/Aug14,21,2019)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of George Edward Kible,
All debtors and creditors of the estate of George Edward Kible, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 19th day of July, 2019.
By: Staci Olmsted
30 Marty's Dr.
Blairsville, GA 30512
(N/Aug14,21,2019)

IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: PAULA JAYNE VAN HUSS, DECEASED
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT
The Petition of Dennis Terry Van Huss for a year's support from the estate of Paula Jayne Van Huss Deceased, for Decedent's Surviving Spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before August 19, 2019, why said Petition should not be granted.
All objections to the Petition must be in 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/Aug14,21,2019)

IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
CHRISTINE L. BOURGEOIS
Petitioner
v.
BRYAN J. BOURGEOIS
Respondent:
Civil Action File No. SUCV2019000174
NOTICE OF FILING FOR PETITION FOR NOTICE BY PUBLICATION
TO: Bryan J. Bourgeois
Pursuant to an Order for Publication signed by the Honorable Judge Raymond George on May 29, 2019, you are hereby notified that a Petition for Notice by Publication has been filed in the Superior Court of Union County, Georgia, Case No. SUC2019000174, on May 10, 2019 which seeks to serve by publication.
The Petition alleges that the Petitioner has diligently tried to find the Respondent but to no avail. Thus service by publication is necessary.
You may obtain a copy of this Petition from the Clerk of Superior Court of Union County, located at 65 Courthouse Street #5, Blairsville, Georgia 30512 or (706) 439-6022.
After you review the Petition, you must file your written answer and objections to the Petition with the Clerk of Superior Court. You must also serve a copy of your answer upon the Petitioner, whose address is as follows: Jennifer S. Yoxall, Esquire, Yoxall Family Law, LLC, One West Court Square, Suite 750, Decatur, Georgia 30030.
Your answer must be made within sixty (60) days of the date of the Order for Service by Publication.
Signed this 10 day of June, 2019.
Judy Odum
CLERK, Superior Court of Union County
Prepared and Presented by:
Jennifer S. Yoxall
Attorney for the Petitioner
Yoxall Family Law
One West Court Square
Suite 750
Decatur, Georgia 30030
(770) 420-5534
(N/Aug14,21,2019)

NOTICE OF PUBLIC SALE
OF PERSONAL PROPERTY
Georgia Self Storage Act (210-215)
Notice is hereby given that the undersigned self storage units will be sold at a public sale by competitive bidding, in their entirety to the highest bidder, on or after August 22, 2019 at 1pm to satisfy the lien of the Lessor, with Inn Storage LLC as managing agent for Lessor, for rental and other charges due from the undersigned. The said property has been stored and is located at the respective address below. The sale will be conducted under the guidance of StorageAuction.com on behalf of the facilities' management. Units will be available for viewing prior to the sale on StorageAuction.com. The terms of the sale will be cash only to the highest bidder. A 10% buyer's premium will be charged per unit. All sales are final. Inn Storage LLC reserves the right to withdraw any or all units, partial or entire, from the sale at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted. All contents must be removed completely from the property within 72 hours or sooner.
Inn Storage LLC 87 Butternut Lane Blairsville Ga 30512
A21 Jecenia Falu Smith of Young Harris, Georgia
(N/Aug7,14P)

NOTICE
American Mini Storage will hold a Public Auction pursuant to the Georgia Self-Storage Act, Thursday, August 15th, 2019 at 2PM at American Mini Storage, 323 State Hwy 325, Blairsville, GA 30512, County of Union, State of Georgia.
Felipa Rodriguez #127 misc. furniture
Mike Fisher #264 misc. furniture
Mike Fisher #169-184 drill press, rolling tool box, air compressor, chop saw, construction heaters, weed eaters, misc. tools, 77 Harley Davidson ser. #3A19593H7
This auction will be cash sale to the highest bidder. Sale subject to cancellation the event of settlement between owner and obligated party.
(N/Aug14)

IN THE JUVENILE COURT OF UNION COUNTY
STATE OF GEORGIA
IN THE INTEREST OF:
AM
DOB:04-01-2015
SEX: FEMALE
CHILDREN UNDER THE AGE OF EIGHTEEN
case no. 144-18J-69A
NOTICE OF DEPENDENCY HEARING
TO: Wade McEntyre
By Order for Service by Publication dated the 19 day of July 2019, you are hereby notified that on the 12 day of July 2018, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Temporary Custody (Dependency) against you as to the above-named child alleging the child is dependent. You are required to file with the Clerk of Juvenile Court, and to serve upon Special Assistant Attorney General William Mercer an answer in writing within the date of the date of the Order for Service by Publication.
The Court will conduct a final hearing upon the allegations of the Petition and enter an order of disposition on the 4th day of October, 2019 at 9:00 a.m., at the Union County Courthouse, Blairsville Georgia.
The child and other parties involved may be represented by a lawyer at all stages of these proceedings. If you want a lawyer, you may contact and hire your own lawyer. If you want to hire a lawyer, please contact your lawyer immediately. If you want a lawyer but are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you. If you want a lawyer appointed to represent you, you must let the Court or the judge of this Court handling this case know that you want a lawyer immediately.
WITNESS, the Honorable Jeremy Clough, Judge of said Court, this 19 day of July, 2019.
Jeremy Clough
Honorable Jeremy Clough
Judge, Juvenile Court
Towns County, Georgia
Etah Judicial Circuit
(N/Aug7,14,21)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Annie Mellene Tanner,
All debtors and creditors of the estate of Annie Mellene Tanner, 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 1st day of August, 2019.
By: Stephanie Jill Davis
837 Ed King Rd.
Blairsville, GA 30512
(N/Aug7,14,21,2019)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of David R. Rountree,
All debtors and creditors of the estate of David R. Rountree, 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 1st day of August, 2019.
By: Joann L. Rountree
30 Ridgecrest Dr.
Blairsville, GA 30512
(N/Aug7,14,21,2019)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of David R. Rountree,
All debtors and creditors of the estate of David R. Rountree, 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 1st day of August, 2019.
By: Joann L. Rountree
30 Ridgecrest Dr.
Blairsville, GA 30512
(N/Aug7,14,21,2019)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Barbara Jean Blackmer,
All debtors and creditors of the estate of Barbara Jean Blackmer, 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 1st day of August, 2019.
By: William Keith Dockery
8934 Glenbrook Rd.
Fairfax, VA 22031
(N/Aug14,21,2019)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Maureen Justeen Gouge,
All debtors and creditors of the estate of Maureen Justeen Gouge, 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 9th day of August, 2019.
By: William Keith Dockery
8934 Glenbrook Rd.
Fairfax, VA 22031
(N/Aug14,21,2019)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Mavis (NMN) Knowles,
All debtors and creditors of the estate of Mavis (NMN) Knowles, 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 9th day of August, 2019.
By: Samuel Louis Knowles
46 Ledge Ln.
Blairsville, GA 30512
(N/Aug14,21,2019)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Charles H. Shepherd,
All debtors and creditors of the estate of Charles H. Shepherd, 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 9th day of August, 2019.
By: Charles H. Shepherd
3190 Windmill Point Blvd.
Kissimmee, FL 34746
(N/Aug14,21,2019)

IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
VEATRICE WINN FLOYD, DECEASED
ESTATE NO. 19-109
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
James Kirtland Floyd has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Veatrice Winn Floyd, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties 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 September 9, 2019. All pleadings/objections must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact/probate court personnel at the following address/telephone number for the notice 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/Aug14,21,2019)

NOTICE OF SUPERIOR COURT
OF UNION COUNTY
Carler Paul Sissum, a minor child, BNF Mindy Elizabeth Taylor Sissum
Superior Court of Union County;
CAPN: SUCV2019000260JP
TO: Any interested party,
By Order of the Court for Service by Publication dated July 19, 2019, you are hereby notified that on July 16, 2019, Mindy Elizabeth Taylor Sissum filed a Petition for Name Change in re: Carler Paul Sissum. You are required to file an objections 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 thirty (30) days of July 31, 2019.
(N/Aug14,21,2019)

STATE OF GEORGIA COUNTY OF Union
NOTICE OF SALE UNDER POWER
Pursuant to the power of sale contained in the Security Deed executed by LARRY W. BURNS AND TAMARA H. BURNS to in the original principal amount of \$68,800.00 dated August 18, 1999 and recorded in Deed Book 327, Page 112, Union County records, said Security Deed being last transferred to NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Union County records, 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 September 03, 2019, the property in said Security Deed and described as follows:
SECTION 1, DISTRICT 9, LAND LOT 176, UNION CO GA, CONTAINING 0.95 ACRE, MORE OR LESS, AND BEING A PORTION OF LOTS 4 & 5 OF NOTTLEY ESTATES, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED JUNE 5, 1991 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK Z, PAGE 2. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.
Said property being known as: 5340 FOREST DR, BLAIRSVILLE, GA 30512
To the best of the undersigned's knowledge, the party or parties in possession of said property is/are LARRY W. BURNS AND TAMARA H. BURNS 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
8509 Cypress Waters Blvd Coppell, TX, 75019
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.
NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Attorney-in-Fact for LARRY W. BURNS AND TAMARA H. BURNS
RAS Crane LLC 10700 Abbott's Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112
Firm File No. 19-353446 - AmE
(N/Aug14,21,2019)

STATE OF GEORGIA
UNION COUNTY
NOTICE OF SUPERIOR COURT
Carler Paul Sissum, a minor child, BNF Mindy Elizabeth Taylor Sissum
Superior Court of Union County;
CAPN: SUCV2019000260JP
TO: Any interested party,
By Order of the Court for Service by Publication dated July 19, 2019, you are hereby notified that on July 16, 2019, Mindy Elizabeth Taylor Sissum filed a Petition for Name Change in re: Carler Paul Sissum. You are required to file an objections 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 thirty (30) days of July 31, 2019.
(N/Aug14,21,2019)

STATE OF GEORGIA
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(N/Aug14,21,2019)

STATE OF GEORGIA
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(N/Aug14,21,2019)

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(N/Aug14,21,2019)

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(N/Aug14,21,2019)

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(N/Aug14,21,2019)

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(N/Aug14,21,2019)

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(N/Aug14,21,2019)

STATE OF GEORGIA
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(N/Aug14,21,2019)

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(N/Aug14,21,2019)

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(N/Aug14,21,2019)

STATE OF GEORGIA
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NOTICE OF SUPERIOR COURT
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Superior Court of Union County;
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TO: Any interested party,
By Order of the Court for Service by Publication dated July 19, 2019, you are hereby notified that on July 16, 2019, Mindy Elizabeth Taylor Sissum filed a Petition for Name Change in re: Carler Paul Sissum. You are required to file an objections 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 thirty (30) days of July 31, 2019.
(N/Aug14,21,2019)

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 9TH 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 61, PAGE 190. 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 310-311. SUBJECT TO THE 100 FOOT SPRING BUFFER AS SHOWN ON AFORESAID PLAT. SUBJECT TO ANY 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 remains in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorney's 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 Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992 Case No. FREM-19-03626-1
Ad Run Dates 07/17/2019, 08/07/2019, 08/14/2019, 08/21/2019, 08/28/2019
rslaw.com/property-listing
(N/Aug17,2019)

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 9TH 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 61, PAGE 190. 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 310-311. SUBJECT TO THE 100 FOOT SPRING BUFFER AS SHOWN ON AFORESAID PLAT. SUBJECT TO ANY 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 remains in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorney's 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.
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