

North Georgia News

Legal Notices for July 27, 2022

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: Patricia Diane Parsons
5675 Chestatee Landing Dr.
Gainesville, GA 30506
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: 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 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: Michael John Rusk
18624 Harbor Light Blvd.
Cornelius, NC 28031
N(Jul13,20,27,Aug3)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Shirley Ruth Keen
All creditors of the estate of Shirley Ruth Keen, 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 15th day of July, 2022.
BY: Loy Calvin Cook
254 Crab Apple Rd.
Blairsville, GA 30512
N(Jul20,27,Aug3,10)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Gary Alan Patten Sr.
All creditors of the estate of Gary Alan Patten Sr., 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 15th day of July, 2022
BY: Terry Lee Patten
712 Plumbrook Rd.
Sun City Center, FL 33573
Attorney: Jack Lance Jr.
57 Sears Way
Blairsville, GA 30512
N(Jul20,27,Aug3,10)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Kenneth J. Voss
All creditors of the estate of Kenneth J. Voss, 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 15th day of July, 2022.
BY: Stacey Adams
317 Memphis Ave.
Madison, WI 53714
Nathan Adams
2700 S. Hwy A1A, Apt. 9
Melbourne Beach, FL 32951
ATTORNEY: Cary D. Cox
PO Box 748
Blairsville, GA 30514
N(Jul20,27,Aug3,10)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF Loretta Pearl Hilsinger Abbott
All creditors of the estate of Loretta Pearl Hilsinger Abbott, 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 19th day of July, 2022.
BY: Deborah Abbott Landers
17 Moon Ridge
Blairsville, GA 30512
N(Jul27,Aug3,10,17)

NOTICE TO DEBTORS AND CREDITORS
IN RE: ESTATE OF William Keith Dyer
All creditors of the estate of William Keith 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 22nd day of July, 2022.
BY: Johnny Holbrooks
103 Bald Mtn. View
Blairsville, GA 30512
ATTORNEY: Daniel J. Davenport
PO Box 923
Blairsville, GA 30514
N(Jul27,Aug3,10,17)

IN THE JUVENILE COURT OF UNION COUNTY STATE OF GEORGIA
IN THE INTEREST OF:
ANAIHA PACE
DOB: 08-02-2014
SEX: feMALE
CHILD UNDER THE AGE OF EIGHTEEN
case no. 144-22J-39a
NOTICE OF TERMINATION OF PARENTAL RIGHTS HEARING
TO: ANY BIOLOGICAL FATHER OF ANAIHA PACE
By Order for Service by Publication dated the 20 day of July 2022, you are hereby notified that on the 20 day of July, 2022, the Union County Department of Family and Children Services, Georgia Department of Human Services, filed a Petition for Termination of Parental Rights against you as to the above-named child and this Court found it to be in the child's best interest that the Petition be filed. This notice is being sent to you pursuant to the provisions of O.C.G.A. § 15-11-281 and 282. A copy of the Petition for Termination of Parental Rights may be obtained by you from the Clerk at the Union County Courthouse during business hours. The hearing on the Petition for Termination of Parental Rights is for the purpose of terminating your parental rights.
If the Court at the trial finds that the facts set out in the Petition to Terminate Parental Rights are true and that termination of your rights will serve the best interests of your child, the Court can enter a judgment ending your rights to your child.
If the judgment terminates your parental rights, you will no longer have any rights to your child. This means that you will not have the right to visit, contact, or have custody of your child or make any decisions affecting your child or your child's earnings or property. You will not thereafter be entitled to notice of proceedings for the adoption of the above-named child by another, nor will you have any right to object to the adoption or otherwise to participate in the proceedings. Your child will be legally freed to be adopted by someone else.
Even if your parental rights are terminated:
1) You will still be responsible for providing financial support (child support payments) for your child's care unless and until your child are adopted;
2) Your child can still inherit from you unless and until your child are adopted; and
3) Your child can still pursue any civil action against you.
As to ANY BIOLOGICAL FATHER OF ANAIHA PACE, under the provisions of O.C.G.A. § 15-11-260, et seq., you may lose all rights to the above-named child and will not be entitled to object to the termination of your rights to this child unless, within thirty (30) days of your receipt of this NOTICE TO ANY BIOLOGICAL FATHER OF ANAIHA PACE, you file:
a) A petition to legitimate the child; and
b) Notice of the filing of the petition to legitimate with the Juvenile Court of Union County. If you fail to file a petition to legitimate or if your petition to legitimate is subsequently dismissed for failure to prosecute or the court does not find that you are the legal father of the child named in your petition to legitimate, this Court may enter an order terminating your parental rights.
This Court will conduct a final hearing upon the Petition for Termination of Parental Rights on the 5 day of October 2022 at 9:00am in 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 choose 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 officer of this Court handling this case know that you want a lawyer immediately.
WITNESS, the Honorable Jeremy Clough, Judge of said Court, this the 20 day of July, 2022.
Jeremy Clough
Honorable Jeremy Clough
Judge, Juvenile Court
Union County, Georgia
Enotah Judicial Circuit
N(Jul27,Aug3,10,17)

NOTICE
Notice is given that Articles of Incorporation which incorporate Blairsville Shop With A Cop, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Business Nonprofit Corporation Code. The initial registered office of the corporation is located at 96 Blue Ridge Street, Blairsville, Georgia 30512 and its initial registered agent at such address is Marvin J. Harkins.
N(Jul20,27)

NOTICE OF SALE
Be advised that the personal property listed below, presently at Mountain Town Storage LLC., 118 Mtn Country Lane, Blairsville, GA 30512, (706) 480-2777, will be sold at public auction on 8/1/2022, at 10:00 am to the highest bidder. The auction will be held on www.storageauctions.com and will start 7/22/2022, & close 8/1/2022, at 10:00 am. Said property will be sold to recover outstanding charges in accordance with the leasing agreements executed between Mountain Town Storage LLC and the below-named parties. The property and the location of the same are as follows:
Unit #116 – Mark Sikes: Vacuums, Stroller, Sporting Equipment, Misc. Household Items
Unit #105 - Marcia Martinez: Furniture, Misc Household Items
N(Jul20,27)

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 1st 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(Jul27,Aug3,10,17)

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 SUPPORT
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)

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
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Nationstar Mortgage LLC d/b/a Mr. Cooper
8950 Cypress Waters Blvd.
Coppell, TX 75019
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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)

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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.
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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)

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
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Coppell, TX 75019
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Phone: 470.321.7112
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N(Jul6,13,20,27)

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)

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.
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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. GAFHL25A0001657 HUD GE0478158 AND GAFHL25B0001657 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.l 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