

# North Georgia News

## Legal Notices for February 12, 2020

### NOTICE OF INCORPORATION

Notice is given that articles of incorporation that will incorporate North Forke Homeowners' Association, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Non-Profit Corporation Code. The initial registered office of the corporation is located at 278 Knights Way, Blairsville, GA 30512 and its registered agent at such address is Robert J. Hill.

(N/Feb5,12)

### IN THE PROBATE COURT COUNTY OF UNION

#### STATE OF GEORGIA IN RE: ESTATE OF DENISE ANN HOLTON, DECEASED

ESTATE NO. 2020-4 PETITION FOR LETTERS OF ADMINISTRATION NOTICE

Gayle Marshall Kusuk has petitioned to be appointed Administrator of the estate of Denise Ann Holton, deceased, owning property in Union 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 February 24, 2020. 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 required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

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

(N/Jan29, Feb5, 12, 19)

### STATE OF GEORGIA

#### UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of James F. Shuler, All debtors and creditors of the estate of James F. Shuler, 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 24th day of January, 2020.

By: Bonnie Jean Bartelme Shuler  
6203 Lilyan Parkway  
Fort Pierce, FL 34591

(N/Jan29, Feb5, 12, 19)

### STATE OF GEORGIA

#### UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Wanda June Brown, All debtors and creditors of the estate of Wanda June Brown, 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 24th day of January, 2020.

By: Janice Norton  
29 Dean Gap Rd.  
Blairsville, GA 30512

(N/Jan29, Feb5, 12, 19)

### IN THE SUPERIOR COURT OF UNION COUNTY

#### STATE OF GEORGIA

In re the name change of: Wayne Daniel Terven, Petitioner

Civil Action Case Number: 20-CV-18-PJ1

#### NOTICE OF PETITION

#### TO CHANGE NAME OF ADULT

Wayne Daniel Terven filed a petition in the Union County Superior Court on January 16, 2020, to change the name from Wayne Daniel Terven to Cian Dennis O'Dowd.

Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.

Dated: January 17, 2020

Judy L. Odum  
Union County Superior Court Clerk  
Name: Wayne Daniel Terven  
Address: 7636 Hwy 60  
Suches, GA 30572

(N/Jan22-Feb12)

### STATE OF GEORGIA

#### UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Janis Anne Hawes Reynolds, All debtors and creditors of the estate of Janis Anne Hawes Reynolds, 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 17th day of January, 2020.

By: Jennifer Claire Reynolds Sanders  
183 Cardinal Peak Dr.  
Blairsville, GA 30512

(N/Jan22, 29, Feb5, 12)

### STATE OF GEORGIA

#### UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Elizabeth B. Belanger, All debtors and creditors of the estate of Elizabeth B. Belanger, 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 17th day of January, 2020.

By: Roger P. Belanger  
319 Kennedy Creek Rd.  
Suches, GA 30572

(N/Jan22, 29, Feb5, 12)

### STATE OF GEORGIA

#### UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Thomas Davidson Miller, All debtors and creditors of the estate of Thomas Davidson Miller, 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 31st day of January, 2020.

By: Brooke Campbell  
512 Weaver Creek Rd.  
Blue Ridge, GA 30513

(N/Feb5, 12, 19, 20)

### STATE OF GEORGIA

#### UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Ernest Victor Roberge, All debtors and creditors of the estate of Ernest Victor Roberge, 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 31st day of January, 2020.

By: Stephen Roberge  
3239 River Rd.  
Mineral Bluff, GA 30513

(N/Feb5, 12, 19, 20)

### STATE OF GEORGIA

#### UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Robert Lee Shannon, All debtors and creditors of the estate of Robert Lee Shannon, 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 31st day of January, 2020.

By: Doris E. Shannon  
556 Ivy Log Creek Rd.  
Young Harris, GA 30582

(N/Feb5, 12, 19, 20)

### APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP OR OTHERS

#### STATE OF GEORGIA

#### COUNTY OF UNION

The undersigned does hereby certify that Anasley Atlanta Real Estate LLC conducting a business as Anasley Real Estate LLC in the City of County of Union in the State of Georgia, under the name of Anasley Real Estate LLC and that the nature of the business is Real Estate Brokerage Services and that the names and addresses of the persons, firms or partnership owning and carrying on said trade or business are Christopher Burell, 3035 Peachtree Road, Suite 202, Atlanta, GA 30305.

(N/Feb12, 19)

### STATE OF GEORGIA

#### UNION COUNTY

#### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Elizabeth M. Pierce, All debtors and creditors of the estate of Elizabeth M. Pierce, 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 7th day of February, 2020.

By: Michael S. Pierce  
2611 Old Hickory Dr.  
Marietta, GA 30064

(N/Feb12, 19, 26, Mar4)

### IN THE SUPERIOR COURT OF UNION COUNTY

#### STATE OF GEORGIA

#### STEPHEN A. DAVIS,

Petitioner,

v.

A TRACT OF LAND IN LAND LOT 212 9TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, BEING TRACT 2, CONTAINING 0.717 ACRE; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: W.K. JACKSON, ESTATE OF W.K. JACKSON, HEIRS KNOWN OR UNKNOWN, CLIFFORD JACKSON, ESTATE OF CLIFFORD JACKSON, HEIRS KNOWN OR UNKNOWN, ALL THE WORLD AND ALL PERSONS KNOWN OR UNKNOWN WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY,

Respondents.

Civil Action No. 20-CV-007-JP

#### NOTICE OF SUMMONS

TO: ALL PERSONS, KNOWN OR UNKNOWN, AND ALL THE WORLD who may claim adversely to Petitioner's title of those tracts of land contained in Land Lot 212 of the 9th District, 1st Section of Union County, Georgia; being more fully described as follows:

All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 212 of Union County, Georgia, containing 0.717 acres, being shown as Tract-2 on that certain plat of survey by Cleveland & Cox Land Surveying, LLC, Roger L. Owenby GRLS #2763, dated September 18, 2019 and filed of record December 16, 2019 in Plat Book 71, Page 401 in the Office of the Clerk of Superior Court, Union County, Georgia. The description on said plat being incorporated herein by reference thereto.

You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on January 9, 2020, and that by reason of an Order for Service by Publication entered by the Court on January 27, 2020, you are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition within thirty (30) days of the date of the Order for Service by Publication pursuant to O.C.G.A. 23-3-65(b).

Witness the Honorable Joy R. Parks, Judge of said Court.

This 4th day of February, 2020.

Judy L. Odum  
Clerk of Superior Court, Union County

(N/Feb12, 19, 26, Mar4)

### NOTICE OF SALE

Notice of sale under the GA Self Storage Act GA Code Section 10-4-210 to 10-4-215. Sale of Misc. Goods in Storage Unit #P-23 Brian Fields to highest bidder on February 22nd from Noon, 2143 Gainesville Hwy., Blairsville, UG GA, 706-745-7140. Tenants can redeem contents prior to sale or until 5:00 pm day of sale. All bids may be refused by right of Aaron Storage.

(N/Feb12, 19)

### NOTICE OF UNCLAIMED PROPERTY

#### VALUE AT MORE THAN \$75.00

Pursuant to O.C.G.A. 17-5-54, any party claiming an interest in the following property is hereby notified that on January 30, 2020 said property was located in the evidence room of the Union County Sheriff's Office in Union County, Georgia.

Item Owner  
2004 Hyundai SantaFe  
vin#KM8SC13E64U70XXXX Ryan Wigley  
1997 BMW 540  
Vin#WBAD6326VBW5XXXX Nickolas Brown  
Kawasaki Prairie 300 fourwheeler unknown  
2007 Ford f150  
Vin#1FTRF12297N8XXXX Michael Ledford  
Any party claiming an interest in said property is hereby further notified that you must file a claim in accordance with O.C.G.A. 17- within 30 days of the fourth publication of the Notice of Disposition of Unclaimed Property in the North Georgia News by serving said claim to the undersigned seizing agency by certified mail, return receipt requested. The serial numbers to the above listed items have been partially hidden, owner must be able to prove which case the items was seized from or have valid proof of purchase indicating the complete serial number.

Mack Mason, Sheriff  
Union County, Ga.  
378 Beasley Street  
Blairsville, Ga. 3051  
(706)439-6066

(N/Feb5, 12, 19, 26)

### NOTICE OF SALE UNDER POWER

#### GEORGIA, UNION COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from MICAH G GARRISON, MISTY M GARRISON to CENTEX HOME EQUITY COMPANY LLC, dated June 21, 2006, recorded July 10, 2006, in Deed Book 655, Page 684, 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 Forty-Three Thousand Five Hundred and 00/100 dollars (\$143,500.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Nationstar Mortgage LLC d/b/a Mr. Cooper, 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 March, 2020, all property described in said Security Deed including but not limited to the following described property:

THE FOLLOWING DESCRIBED PROPERTY: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 35 OF UNION COUNTY, GEORGIA, CONTAINING 2.973 ACRES, MORE OR LESS, AND BEING SHOWN AS TRACT 1 ON A PLAT OF SURVEY (BEING A RE-SUBDIVISION OF LOTS 7 AND 8 OF MOCCASIN CREEK ACRES, PART II), AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., DATED APRIL 18, 1997, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 42, PAGE 63. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY. SUBJECT TO THE POWERLINE EASEMENT AND POWER POLE AS SHOWN ON PLAT. TAX ID# 018092

Said legal description being controlling, however the property is more commonly known as 6955 JOHN SMITH ROAD, 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 MICAH G GARRISON, MISTY M GARRISON, or tenants(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: Nationstar Mortgage LLC d/b/a Mr. Cooper, Loss Mitigation Dept., 8950 Cypress Waters Blvd., Coppell, TX 75019, Telephone Number: 888-480-2432.

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER as Attorney in Fact for MICAH G GARRISON, MISTY M GARRISON 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. NAT-19-07968-1

Ad Run Dates 02/05/2020, 02/12/2020, 02/19/2020, 02/26/2020  
rslaw.com/property-listing

(N/Feb5, 12, 19, 26)

### NOTICE OF SALE UNDER POWER

#### GEORGIA, UNION COUNTY

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Ann D. Rich to BAHs, a Division of Bank America, FSB, dated March 26, 1996, recorded in Deed Book 245, Page 633, Union County, Georgia Records, as last transferred to Towd Point Mortgage Trust 2018-2, U.S. Bank National Association, as Indenture Trustee by assignment recorded in Deed Book 1173, Page 290, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FIFTY-FOUR THOUSAND SEVEN HUNDRED SEVENTY-NINE AND 0/100 DOLLARS (\$54,779.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in March, 2020, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), 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. Towd Point Mortgage Trust 2018-2, U.S. Bank National Association, as Indenture Trustee is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032. To the best knowledge and belief of the undersigned, the party in possession of the property is Ann D. Rich and Estate Of Ann D. Rich or a tenant or tenants and said property is more commonly known as 5199 Town Creek School, Blairsville, Georgia 30512. 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. Towd Point Mortgage Trust 2018-2, U.S. Bank National Association, as Indenture Trustee as Attorney in Fact for Ann D. Rich McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT "A" All of that tract or parcel of land lying or being in Land Lot 150, of the 16th District, 1st Section, Union County, Georgia and being more particularly described as follows: Commencing at the Northwest corner of Land Lot 150, said corner being the common corner of Land Lots 127, 128, 150 & 151; thence proceeding southerly along the west line of Land Lot 150, South 01 degrees 05 minutes 00 seconds West for a distance of 563.45 feet to the POINT OF BEGINNING, thence departing said west line of Land Lot 150 and proceeding easterly South 88 degrees 55 minutes 00 seconds East for a distance of 208.71 feet to a point; thence South 01 degrees 05 minutes 00 seconds West for a distance of 208.71 feet to a point; thence South 00 degrees 27 minutes 58 seconds West for a distance of 32.61 feet to a point; thence South 27 degrees 01 minutes 36 seconds East for a distance of 18.35 feet to a point; thence South 26 degrees 29 minutes 54 seconds East for a distance of 55.79 feet to a point; thence South 21 degrees 06 minutes 29 seconds East for a distance of 133.15 feet to a point on the north-easterly r/w of Town Creek Road (r/w varies); thence proceeding northwesterly along the north-easterly r/w of Town Creek Road (r/w varies) the following calls: 1) North 43 degrees 11 minutes 12 seconds West for a distance of 43.29 feet to a point; 2) North 47 degrees 04 minutes 43 seconds West for a distance of 63.12 feet to a point; 3) North 50 degrees 12 minutes 55 seconds West for a distance of 61.06 feet to a point; 4) North 53 degrees 33 minutes 16 seconds West for a distance of 73.10 feet to a point; 5) North 57 degrees 16 minutes 11 seconds West for a distance of 78.26 feet to a point; 6) North 57 degrees 47 minutes 46 seconds West for a distance of 32.61 feet to a point; 7) North 61 degrees 37 minutes 30 seconds West for a distance of 9.50 feet to a point at the intersection of the north-easterly r/w of Town Creek Road (r/w varies) and the west line of Land Lot 150; thence departing said north-easterly r/w of Town Creek Road (r/w varies) and proceeding northerly along said west line of Land Lot 150, North 01 degrees 05 minutes 00 seconds East for a distance of 208.71 feet to the POINT OF BEGINNING. Said property contains 1.43259 acres or 62,404 square feet more or less MR/bdr 3/3/20

Our file no. 5428119 - FT1

(N/Feb5, 12, 19, 26)

### STATE OF GEORGIA COUNTY OF UNION

#### NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by VANCE ALLEN HARRIS II to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SILVERTON MORTGAGE SPECIALISTS, INC., its successors and assigns, in the original principal amount of \$121,428.00 dated November 17, 2014 and recorded in Deed Book 990, Page 740, Union County records, said Security Deed being last transferred to Nationstar Mortgage LLC d/b/a Mr. Cooper in Deed Book 1172, Page 607, 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 March 03, 2020, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 1ST SECTION, LAND LOT 154 OF UNION COUNTY, GEORGIA, CONTAINING 1.312 ACRES, MORE OR LESS, AND BEING DESCRIBED AS LOT #11 OF FRANK GARRETT FARM S/D AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES, INC., JAMES L. ALEXANDER, G.R.L.S. NO. 2653, DATED MARCH 26, 1998, AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 41, PAGE 46. SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO, FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.

BEING AND INTENDED TO BE THE SAME PROPERTY CONVEYED BY WARRANTY DEED DATED MARCH 27, 1998, FROM TAMMY C. THOMAS AND JERRY A. WEBB IN FAVOR OF TAMMY C. WEBB AND JERRY A. WEBB AND RECORDED IN UNION COUNTY RECORDS IN DEED BOOK 286, PAGE 380,

BEING AND INTENDED TO BE THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED DATED OCTOBER 30, 2001, FROM JERRY A. WEBB IN FAVOR OF TAMMY C. WEBB AND RECORDED IN UNION COUNTY RECORDS IN DEED BOOK 398, PAGE 733.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY AS SHOWN ON PLAT RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK B, PAGE 70 AND PLAT BOOK 41, PAGE 46.

Said property being known as: 1313 GARRETT CIR, BLAIRSVILLE, GA 30512

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are VANCE ALLEN HARRIS II 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, 75019-1-888-480-2432

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 VANCE ALLEN HARRIS II

RAS Crane LLC 10700 Abbott's Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112

Firm File No. 19-380927 - AmE

(N/Feb5, 12, 19, 26)