

North Georgia News

Legal Notices for May 10, 2017

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Vonnie Lou Warren
All debtors and creditors of the estate of Vonnie Lou Warren, 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 May, 2017.
By: Eugene Joyce Deaver
147 Sunny View Dr
Blairsville, GA 30512
N(May10,17,24,31)B

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Claude Parker Taylor,
All debtors and creditors of the estate of Claude Parker Taylor, 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 May, 2017.
By: Ruthie A. Taylor
31 Ruthie Ln.
Blairsville, GA 30512
N(May10,17,24,31)B

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Clinton Lee McClure,
All debtors and creditors of the estate of Clinton Lee McClure, 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 4th day of May, 2017.
By: Clinton Lee McClure, Jr.
298 Homer Wright Rd.
Ellijay, GA 30536
N(May10,17,24,31)B

**STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS**
RE: Estate of Judy Hellen Hoyer,
All debtors and creditors of the estate of Judy Hellen Hoyer, 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 May, 2017.
By: Patrick William Hoyer
983 Bradley Rd.
Blairsville, GA 30512
N(May10,17,24,31)B

**IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA**
IN RE: The Name Change of:
Rebekah Hope Hunter, Petitioner
Civil Action Case Number: 17CV138RG
NOTICE OF PETITION TO CHANGE NAME OF ADULT
Rebekah Hope Hunter filed a petition in the Union County Superior Court on April 17, 2017, to change the name from Rebekah Hope Hunter to Rebekah Hope Hampton. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated April 17, 2017
Rebekah Hope Hunter
33 Ridge Drive
Blairsville, GA 30512
N(Apr26,May3,10,17)P

**IN THE SUPERIOR COURT
OF FORSYTH COUNTY
STATE OF GEORGIA**
IN RE: Petition of
CRYSTAL DEVEREAUX and JOSHUA DEVEREAUX,
for adoption of
Victor Manuel Lopez, Jr., a minor child
CIVIL ACTION FILE NO. 16CV-2331-1
PETITIONERS' NOTICE OF PUBLICATION
TO: Victor Manuel Lopez, Sr.
By Order of the Superior Court of Forsyth County for service by publication dated April 24, 2017 in Civil Action File No. 16CV-2331-1: You are hereby notified that Crystal Devereaux and Joshua Devereaux are seeking to adopt the minor child, Victor Manuel Lopez, Jr., and to terminate your parental rights to said child in the Superior Court of Forsyth County, Georgia. A copy of said petition can be obtained from the Clerk of Court of Forsyth County, Georgia. By reason of an order for service of summons by publication you are hereby commanded to file with the Clerk of the Superior Court of Forsyth County, Georgia, and serve upon the Petitioners' Attorney, Meghan R. Noblett, 353 Dahlonega Street, Cumming, Georgia 30040, an answer to said petition within thirty days of the date of the last date of publication. This Notice will further serve to advise you, that as the biological father who has abandoned the child in accordance with O.C.G.A. § 19-8-10, you will lose all rights to the child and will not be entitled to object to the termination of your rights unless, within thirty days of the date of the last date of publication of this notice you file an answer and objection to said adoption and termination. You are further required to lay any and all business aside and to be and appear before the Superior Court of Forsyth County, Georgia, on the date set for a final hearing in this case, then and there to make and to show cause why the Petition for Adoption should not be granted.
This 28 day of April, 2017.
Clerk, Superior Court of Forsyth County
Prepared by:
Meghan R. Noblett, Esq.
Georgia Bar No. 940334
Hamilton Legals Services, LLC
353 Dahlonega Street
Cumming, Georgia 30040
(770) 887-3188
meghan@hamiltonlegal.com
N(May10,17,24)P

**STATE BOARD MEMBER TO
HOLD PUBLIC HEARING**
May 17, 2017
Helen Rice to Host
State Board of Education Third District Public Hearing
VENUE ADDRESS CORRECTION
The State Board of Education will hold a public hearing for citizens in the Third Congressional District on Wednesday, May 17, 2017. The meeting will be held from 7:00 – 8:00 p.m. at Upson-Lee Fine Arts Center, 262 Knight Trail, Thomaston, Georgia 30286.
The purpose of the hearing is to hear comments from interested citizens and educators within the congressional district regarding the performance and problems of public education. Persons wishing to speak should sign in upon arrival. For more information, please contact Mrs. Debbie Caputo at 404-657-7410.
The Georgia Department of Education does not discriminate on the basis of disability in admission to, access to, or operations of its programs, services or activities. Individuals who need assistance or auxiliary aids for participation in this public forum are invited to make their needs known to Mrs. Debbie Caputo at (404) 657-7410, no later than 72 hours before the scheduled event.
N(May10)B

**IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA**
IN RE: ESTATE OF
SANDRA MERCER LYNCH, DECEASED
ESTATE NO. 17-41
NOTICE
IN RE: Petition to Probate Will in Solemn Form and for Letters of Administration with Will Annexed
TO: Vickie Cummings
[List here all interested parties having unknown addresses to be served by publication]
This is to notify you to file objection, if there is any, to the above-referenced Petition, in this Court on or before May 22, 2017.
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(May3,10,17,24)B

**STATE BOARD MEMBER
TO HOLD PUBLIC HEARING**
May 24, 2017
Kevin Boyd to Host
State Board of Education Ninth District Public Hearing
The State Board of Education will hold a public hearing for citizens in the Ninth Congressional District on Wednesday, May 24, 2017. The meeting will be held from 7:00 – 8:00 p.m. at North Hall High School, Performing Arts Center, 4885 Mt. Vernon Road, Gainesville, Georgia 30506
The purpose of the hearing is to hear comments from interested citizens and educators within the congressional district regarding the performance and problems of public education. Persons wishing to speak should sign in upon arrival. For more information, please contact Mrs. Debbie Caputo at 404-657-7410.
The Georgia Department of Education does not discriminate on the basis of disability in admission to, access to, or operations of its programs, services or activities. Individuals who need assistance or auxiliary aids for participation in this public forum are invited to make their needs known to Mrs. Debbie Caputo at (404) 657-7410, no later than 72 hours before the scheduled event.
N(May10,17)B

**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 Venicia H. Davenport to Mortgage Electronic Registration Systems, Inc., as nominee for Liberty Home Equily Solutions, Inc., its successors and assigns, dated August 24, 2015, recorded in Deed Book 1016, Page 243, Union County, Georgia Records, and last transferred to Ocwen Loan Servicing, LLC by assignment recorded in Deed Book 1032, Page 590, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED TWELVE THOUSAND EIGHT HUNDRED FIFTY AND 0/100 DOLLARS (\$212,850.00), 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 June, 2017, 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 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. Ocwen Loan Servicing, LLC 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: CoLink, 3900 Capital City Blvd, Lansing, MI 48906 800-761-0073. To the best knowledge and belief of the undersigned, the party in possession of the property is Venicia H. Davenport and The Estate of Venicia H Davenport or a tenant or tenants and said property is more commonly known as 4267 Murphy Hwy, 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. Ocwen Loan Servicing, LLC as Attorney in Fact for Venicia H. Davenport McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net EXHIBIT "A" All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 189, Union County, Georgia, containing 1.00 acre, more or less, and further described as follows: BEGINNING at a point in the center line of the road leading to the E.S. Dockery Farm; thence running S along W right of way line of U.S. Highway No. 19 and 129 some 200 feet to an iron stake in the Casteel Old Road; thence with the Casteel Old Road to the point where it intersects with the Dockery Farm Road; thence with said Dockery Farm Road to the POINT OF BEGINNING. Known by the current numbering system as: 4267 Murphy Highway Blairsville, Georgia 30512 Map Parcel No. 053 048 MR/sju 6/6/17 Our file no. 5153416 - FT17
N(May10,17,24,31)B

**NOTICE OF SALE UNDER POWER,
UNION COUNTY**
Pursuant to the Power of Sale contained in a Security Deed given by Donna J Gunter and Mitchell A. Gunter to Mortgage Electronic Registration Systems, Inc., as nominee for AMERICAN MORTGAGE NETWORK, INC. dated 2/10/2006 and recorded in Deed Book 630 Page 138 Union County, Georgia records; as last transferred to or acquired by Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, conveying the after-described property to secure a Note in the original principal amount of \$ 189,600.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on June 06, 2017 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:
All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 7B of Union County, Georgia, and being Lot 28 of Blue Ridge Acres View Subdivision, containing 2.13 acres, more or less, as shown on a plat of survey by Blairsville Surveying Co., dated March 20, 2005 and recorded in Union County Records in Plat Book 56, Page 18. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. Also conveyed is a non-exclusive perpetual easement for ingress and egress to the above described property.
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 is commonly known as 6925 Log Cabin Rd., Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Mitchell A. Gunter or tenant or tenants.
Seterus, Inc. is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
Seterus, Inc.
Loss Mitigation
PO Box 4121
Beaverton, OR 97076-4121
866.570.5277
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.
Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) 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 to (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. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial 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 immediately above.
Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America as agent and Attorney in Fact for Donna J Gunter and Mitchell A. Gunter
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
1168-4839A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1168-4839A
N(May10,17,24,31)B

**STATE OF GEORGIA
COUNTY OF UNION
NOTICE OF SALE UNDER POWER**
Under and by virtue of the power of sale contained in a Security Deed from KENNETH E. SCHUCKERS and DYAN L. SCHUCKERS to UNITED COMMUNITY BANK, dated July 15, 2011, recorded August 12, 2011, in Deed Book 875, Page 591, Union County, Georgia records; as re-recorded October 5, 2011, in Deed Book 880, Page 710, Union County, Georgia records, said Security Deed being given to secure a Note from KENNETH E. SCHUCKERS and DYAN L. SCHUCKERS dated July 15, 2011, in the original principal amount of Ninety Six Thousand Six Hundred Forty and 00/100 (\$96,640.00) Dollars, with interest due thereon on the unpaid balance until paid; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Union County, Georgia, within the legal hours of sale on the first Tuesday in June, 2017, the following described property:
All that tract or parcel of land lying and being in Land Lot 228, 9th District, 1st Section, Union County, Georgia, being Lot Sixty-Six (66) containing 1.33 acres, more or less, and Lot Sixty-Seven (67) containing 1.50 acres, more or less and of The Arbor, Phase II, as shown on a plat of survey by Blue Ridge Mountain Surveying, Inc., dated May 16, 2011, as recorded in Plat Book 64, Pages 29-30 ("Plat"), Union County, Georgia records, which description is incorporated herein by reference and made a part hereof.
Said property is conveyed subject to the 50 foot state waters buffer as shown on said Plat. Said property is conveyed with and subject to said access easement as referenced on the Plat.
The property is subject to the road easements as shown on said Plat.
The property is subject to the restrictions in Deed Book 736, Pages 232-292, as amended in Deed Book 847, Page 408-410, Union County, Georgia records.
The property is subject to the restrictions recorded in Deed Book 868, Pages 199-200, Union County, Georgia records.
The property is subject to the Notice of Annexation as recorded in Deed Book 847, Pages 411-414, Union County, Georgia records.
The property is subject to the Transmission Line easement as recorded in Deed Book 00, Page 307, Union County, Georgia records.
The property is subject to the easement to USA as recorded in Deed Book 56, Pages 160-162, Union County, Georgia records.
The property is subject to the easement to Blue Ridge Mountain EMC as recorded in Deed Book 137, Page 257-258 and Deed Book 695, Pages 12-13, Union County, Georgia records.
The property is subject to the Reciprocal Easement in Deed Book 558, Page 670-672, Union County, Georgia records.
Grantor grants to Grantee, their successors, heirs and assigns a non-exclusive, perpetual, ingress/egress and access easement along and thru the subdivision roads to and from Arbor Acres Farm Road as depicted on the above referenced survey.
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, easements, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
To the best knowledge and belief of the undersigned, the party in possession of the property is KENNETH E. SCHUCKERS and DYAN L. SCHUCKERS or a tenant or tenants.
UNITED COMMUNITY BANK,
as attorney in Fact for KENNETH E. SCHUCKERS and DYAN L. SCHUCKERS
L. Lou Allen
Stites & Harbison, PLLC
520 West Main Street
Blue Ridge, Georgia 30513
(706) 632-7923
File No. 7484A-03822
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
N(May10,17,24,31)B

**NOTICE OF SALE UNDER POWER
STATE OF GEORGIA, COUNTY OF UNION**
Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by CYNTHIA R SWANSON to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR ACOPIA, LLC, dated 04/07/2011, and Recorded on 04/11/2011 as Book No. 884 and Page No. 403-419, UNION COUNTY, Georgia records, as last assigned to JPMORGAN CHASE BANK, N.A. (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$148,186.00, with interest at the rate specified therein, there will be sold by the undersigned 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 June, 2017, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 305, 9TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, CONTAINING 0.44 ACRES, BEING SHOWN AS LOT 7 AND PART OF LOT 6, MOUNTAIN VIEW SUBDIVISION, AS PER PLAT OF SURVEY ENTITLED "SURVEY FOR BLAIRSVILLE CHURCH OF THE NAZARENE" BY BLAIRSVILLE SURVEYING CO., ROBERT J. BREDLOWE, R.L.S. #2228, DATED AUGUST 2, 2005 AND RECORDED IN PLAT BOOK 56, PAGE 95, UNION COUNTY, GEORGIA RECORDS, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF.
ALSO CONVEYED IS AN EASEMENT FOR SEWER HOOD UP ACROSS THE PROPERTY RETAINED BY GRANTOR WHICH LIES TO THE SOUTH OF THE ABOVE CONVEYED PROPERTY TO SERVICE SAID PROPERTY HEREIN CONVEYED.
THE PROPERTY IS SUBJECT TO THE ROADS AS SHOWN ON THE AFORESAID PLAT.
GRANTOR GRANTS TO GRANTEE A NON-EXCLUSIVE PERPETUAL EASEMENT OF INGRESS AND EGRESS OVER AND UPON THE SUBDIVISION ROADS AS SHOWN ON THE AFORESAID PLAT. The debt secured by said Deed to Secure Debt 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 Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). JPMORGAN CHASE BANK, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, acting on behalf of and, as necessary, in consultation with JPMORGAN CHASE BANK, N.A. (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION may be contacted at: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 3415 VISION DRIVE, COLUMBUS, OH 43219, 866-550-5705. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 589 KIMSEY STREET, BLAIRSVILLE, GEORGIA 30512 is/are: CYNTHIA R SWANSON or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (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. 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. JPMORGAN CHASE BANK, N.A. as Attorney in Fact for CYNTHIA R SWANSON. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 0000004759296 BARRETT DAFFIN FRAPPIER LEVINE & BLOCK, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398.
N(May10,17,24,31)B

**STATE OF GEORGIA
COUNTY OF UNION
NOTICE OF SALE UNDER POWER**
Because of a default under the terms of the Security Deed executed by Lori Andersen to Mortgage Electronic Registration Systems, Inc. as nominee for United Community Mortgage Services, Inc., its successors and assigns dated March 11, 2008, and recorded in Deed Book 752, Page 572, Union County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC, securing a Note in the original principal amount of \$125,000.00, 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, June 6, 2017, 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 11 District, 1st Section, Land Lot 339 of Union County, Georgia, and being Lot 2, Suches View Subdivision, containing 1.301 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc. dated January 14, 1997, and last revised March 27, 2001, and recorded in Union County Records in Plat Book 49, Page 97. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. Also conveyed is a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described property, and rights to an easement for parking and turnaround, as recorded in Deed Book 482 at Page 337.
Said property is known as 90 Suches View Drive, Suches, GA 30572 FKA 2520 SUCHES VIEW, SUCHES, GA 30572, 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 Lori Moose, a/k/a Lori Andersen a/k/a Lori T. Moose, successor in interest or tenant(s).
Nationstar Mortgage LLC as Attorney-in-Fact for Lori Andersen
File no. 17-064809
SHAPIRO PENDERGAST & HASTY, LLP*
Attorneys and Counselors at Law
211 Perimeter Center Parkway, N.E., Suite 300
Atlanta, GA 30346
770-220-2535/SJ
shapiroandhasty.com
*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
05/10, 05/17, 05/24, 05/31, 2017
[FC-NOS]
SHAPIRO PENDERGAST & HASTY, LLP
ATTORNEYS AND COUNSELORS AT LAW
211 PERIMETER CENTER PARKWAY, N.E.
SUITE 300
ATLANTA, GEORGIA 30346
(770) 220-2535
FAX: 770-220-2665
N(May10,17,24,31)B