North Georgia News

Legal Notices for February 21, 2024

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Marcia June Boyer Forbes All creditors of the estate of Marcia June Boyer Forbes, 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 16th day of February, 2024. BY: Pamella Diane Sullivan

PO Box 816 Morganton, GA 30560 N(Feb21,28,Mar6,13)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Rut Vivian Gillooly a/k/a Ruth

IN RE: ESTATE OF Rut Vivian Gillooly a/k/a Ruth Vivian Gillooly All creditors of the estate of Rut Vivian Gillooly a/k/a Ruth Vivian Gillooly, 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 February, 2024. BY: Vanessa G. Morris 17 Allatoona Estates Drive

17 Allatoona Estates Drive Acworth, GA 30102 N(Feb21,28,Mar6,13)

NOTICE TO DEBTORS AND CREDITORS

NRE: ESTATE OF Melva Lynn Drake, All creditors of the estate of Melva Lynn Drake, 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 arguitted to make immediate to said estate are required to make immediate to said estate are required to make minine payment to the Personal Representative. This 16th day of February, 2024. BY: Steve Melvin Drake Go Scott Lance Rd. Blairsville, GA 30512

N(Feb21,28,Mar6,13)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF John George Kokoska All creditors of the estate of John George Kokoska, 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 9th day of February, 2024. BY: Helen Marie Kokoska

BY: Helen Marie Kokoska 188 Osprey Drive Blairsville, GA 30512 ATTORNEY: Melissa S. Hills 881 Piedmont Avenue NE Atlanta, GA 30309 N(Feb21,28,Mar6,13)

IN THE PROBATE COURT County of Union State of Georgia In RE: Estate of JAMES G STEPHENS

DECEASED ESTATE NO. 2024-19 NOTICE OF PETITION TO FILE FOR YEAR'S SUP-PORT

The petition of Gladys L. Stephens, for a year's support from the estate of James G. Stephens, for a year's deceased, for decedent(s) (surviving spouse) (and) (minor child), having been duly filed, all interested persons are hereby notified to show cause, if any they have, by 10:00 a.m. on or be-fore March 18, 2024, why said petition should not be acrated.

All objections to the petition must be in writ-ing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the proceeding sentence. All objections should be sworn to before a notary multiple or before a periode south and file bulccions should be swonn to before a notary public or before a probate court clerk, and fil-ing fees must be tendered with your objec-tions, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objec-tions are filed, a hearing will be scheduled at a later date if no phicting are filed the notia later date. If no objections are filed, the peti-tion may be granted without a hearing. Dwain Brackett PROBATE JUDGE

PROBATE JUDGE	
By: Kristin Stanley	
PROBATE CLERK	
65 Courthouse St., Ste. 8	
Blairsville, GA 30512	
(706) 420 6006	

(706) 439-6006 N(Feb21,28,Mar6,13)

IN THE PROBATE COURT OF UNION COUNTY IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF DENNIS MURPHY DECEASED ESTATE NO. 2024-17 PETITION FOR LETTERS OF ADMINISTRATION NOTICE To whom it may concern.

NOTICE To whom it may concern: Evelyn A. Murphy has petitioned to be ap-pointed administrator(s) of the estate of Den-nis Murphy deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons 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 grounds of any such objections, and must be

March 18, 2024. BE NOTIFIED FURTHER: All objections to the 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. Con-tact probate court personnel for the required amount of filing fees if any objections are 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(Feb21,28,Mar6,13)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF BRANDON HOWARD BABA DECEASED ESTATE NO. 2023-149 PETITION FOR LETTERS OF ADMINISTRATION

PETITION FOR ELECTION OF A STATE administrator(s) of the estate of Brandon How-ard Baba deceased, of said county. (The peti-tioner has also applied for waiver of bond and returns). All interested persons are hereby no-tified 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 by 10:00 a.m. on or before March 18, 2024.

2024. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections 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. Con-tact 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

Address (706) 439-6006 Telephone Number . N(Feb21,28,Mar6,13)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Carol Ann Raney Cleckler All creditors of the estate of Carol Ann Raney All cleckler, 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 Representative. This 9th day of February, 2024. BY: Milton Lowell Cleckler 73 Tommy Alexander Drive Blairsville, GA 30514 N(Feb14,21,28,Mar6)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF James W. Henning All creditors of the estate of James W. Henning, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the underlined encedimente law word off are hereby houned to render in their demands to the undersigned according to law, and all per-sons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative. This 9th day of February, 2024. BY: Julie Henning Ditto PO Box 2980 Plaireville GA 20514 Blairsville, GA 30514 ATTORNEY: Cary D. Cox PO Box 748 Blairsville, GA 30514 N(Feb14.21.28.Mar6)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF William Joe Gray All creditors of the estate of William Joe Gray, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the underside according to here word off acc the undersigned according to law, and all per sons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative. This 9th day of February, 2024. BY: William Fred Gray 109 Gray Road Blairsville, GA 30512 Joseph Richard Gray 103 Ricky Gray Road Blairsville, GA 30512 ATTORNEY: Brett Bradshaw 57 Soare Way 57 Sears Way Blairsville, GA 30512 N(Feb14,21,28,Mar6)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Emmanuel Anthony Martinez,

All creditors of the estate of Emmanuel An-thony Martinez, Jr., 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. Representative. This 9th day of January, 2024. BY: Frank H. Kovach 143 Great Escape PI. Blairsville, GA. 30512 ATTORNEY: Kenya L. Patton 44 Blue Ridge Street, Suite B Blairsville, GA 30512 NEGL4212 Blach N(Feb14,21,28,Mar6)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA HALEY MARIE PATTERSON, Plaintiff,

TRENT DOCKERY,

Defendant. CAFN; 2023-CV-00327 RG SERVICE BY PUBLICATION LAST KNOWN ADDRESS: 82 CHASTAIN ROAD, BLAIRSVILLE, GA PRESENT WHEREABOUTS

UNKNOWN A Complaint for Divorce has been filed in the Superior Court of Union County, Georgia by Plaintiff HALEY MARIE PATTERSON. You are therefore given notice of said suit and are directed to file any response within sixty (60) days of the Order for Publication entered by the Court on February 2, 2024. You are hereby commanded and required to file with the clerk of said Court and serve upon Janna D. Akins, Plaintiffs attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia 30514, an answer to the Complaint. Witness the hand of the Honorable Raymond George, Superior Court Judge, Union County, this 6th day of February 2024 Honorable Judy Odom Clerk of Union County Superior Court

N(Feb14.21.28.Mar6)

IN THE PROBATE COURT OF UNION C
STATE OF GEORGIA
IN RE: ESTATE OF
RICHARD MASHBURN
DECEASED
ESTATE NO. 2023-70
NOTICE

IGO discharge from office and all liability] PROBATE COURT OF UNION COUNTY Re: PETITION OF REBA CROWE FOR DISCHARGE AS EXECUTIX OF THE ESTATE OF RICHARD MASHBURN, DECEASED.

MASHBURN, DECEASED. To Whom it may concern: This is to notify you to file an objection, if there is any, to the above-referenced petition, in this Court by 10:00 a.m. on or before March 4, 2024. BE NOTIFIED FURTHER: All objections to the be not the province. An unit objections to the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filling fees must be tendered with your objections, unless you qualify to file as an indigent party. Con-tact 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 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(Feb21) IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA IN RE: ESTATE OF GERTRUDE RITA WHITTIER

DECEASED ESTATE NO. 2024-8 NOTICE IN RE: The Petition to Probate Will in Solemn

Form in the above-referenced estate having been duly filed. TO:Any Unknown Heirs of Gertrude Rita Whittier [List here all heirs having unknown addresses

This is to notify you to file objection, if there is any, to the petition to probate will in solern form, in this Court by 10:00 a.m. or before Feb-ruary 26, 2024 BE NOTIFIED FURTHER: All objections to the petition groups the in writing softing forth the

Be NOTFIED FORTHER: 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. Con-tact probate court personnel for the required amount of filing fees If any objections are anount 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 Du Krichte Scheley. By: Kristin Stanley Clerk of the Probate Court 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address (706) 439-6006 Telephone Number (Jan31,Feb7,14,21)

IN THE PROBATE COURT OF UNION COUNTY State of Georgia In Re: Estate of LOUISE COPP DECEASED ESTATE NO. 2023-142 NOTICE IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having

Form in the above-referenced estate naving been duly filed. TO:Rodney E. Polland [List here all heirs having unknown addresses to be served by publication] This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court by 10:00 a.m. or before Feb-ruary 26, 2024

is any, to the petition to provate win in soretime form, in this Court by 10:00 a.m. or before Feb-ruary 26, 2024 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. Con-tact 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

Blairsville, GA 30512 Address (706) 439-6006 N(Jan31.Feb7.14.21)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Sybil Elizabeth Tyre All creditors of the estate of Sybil Elizabeth Tyre, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the understimed concertain to the understand to the undersigned according to law, and all persons indebted to law, and all persons inimmediate payment to the Personal Representative. This 26th day of January, 2024. BY: Tammy T. Swanson 2760 Fort Daniels Drive Dacula, GA 30019 ATTORNEY: Cary D. Cox PO Box 748 Blairsville, GA 30514 N(Jan31,Feb7,14,21)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Jerry Charles Roberson All creditors of the estate of Jerry Charles Roberson, 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 to make immediate payment to Representative. This 26th day of January, 2024. BY: Victor Charles Roberson 186 Roberson Road Blairsville, GA 30512 ATTORNEY: Cary D. Cox PO Box 748 Blairsville, GA 30514 N(Jan31,Feb7,14,21)

NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Nulion Towe All creditors of the estate of Nulion Towe, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all per-sons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative. This 26th day of January, 2024. BY: Tommy Jones Inis Zoth day or January, 202-BY: Tommy Jones 382 Jones Road Blairsville, GA 30512 ATTORNEY: Kenya L. Patton 44 Blue Ridge Street, Suite B Blairsville, GA 30512 N(Jan31,Feb7,14,21)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF George Henry Krueger All creditors of the estate of George Henry Krueger, deceased, late of Union County, Rueger, deceased, rate of binor 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 Devergentation

Representative. This 22nd day of January, 2024. BY: Ingrid Gisela Bope 228 16th Ave NE St. Petersburg, FL 33704 N(Jan31 Feb7 14 21)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Glenda B. Adams All creditors of the estate of Glenda B. Adams, deceased, late of Union County, Georgia, are hereby notified to render in their demands to the updersized accessible to be word all acts the undersigned according to law, and all per-sons indebted to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative. This 26th day of January, 2024. BY: Jacqueline Egli 158 Red Oak Forest Lane Murphy, NC 28906 ATTORNEY: Janna D. Akins PO Box 923 Blairsville, GA 30514 N(Jan31.Feb7.14.21)

NOTICE Crown Castle USA, Inc. is proposing to con-struct 3 telecommunications utility structures located within the public right of way within Blairsville, Union County, Georgia at the fol-lowing locations: Node BLR001/ 002297-PR will consist of a 43-ft wood Pole located at 310 Wellborn Street (34 52 42.3N. 83 57 8.8W); lowing locations: Node BLR001/ 002297-PR will consist of a 43-ft wood Pole located at 310 Wellborn Street (34 52 42.3N, 83 57 8.8W); Node BLR004/002372-PR will consist of a 43-ft wood Pole located at 637 Deep South Farm Road (34 53 8.1 N, 83 57 48.7W); Node BLR005/002378-PR will consist of a 43-ft metal Pole located at 59 Highway 515 West (34 52 45.1 N, 83 57 27.5W). The facilities are not expected to be FAA lighted. Crown Castle invites comments from any interested party on the impact of the proposed action on any districts, sites, buildings, structures or objects significant in American history, archaeology, engineering or culture that are listed or deter-mined eligible for listing in the National Reg-ister of Historic Places and/or specific reason the proposed action may have a significant impact on the quality of the human environ-ment. Specific information regarding the proj-ect is available by contacting EBI Consulting, Project #002297-PR, 21 B Street, Burlington, MA 01803, or at 717-472-3070. N(Feb21)

NOTICE TO DEBTORS AND CREDITORS All creditors of the estate of Louise Mary Ruland All creditors of the estate of Louise Mary Ru-land, 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 in-debted to said estate are required to make immediate payment to the Personal Representative. This 2nd day of February, 2024

BY: Jeanne Ruland 101 Meadow Circle Blairsville, GA 30512 ATTORNEY: Cary D. Cox PO Box 748 Blairsville, GA 30514 N(Feb7,14,21,28)

STATE OF GEORGIA

COUNTY OF UNION NOTICE OF SALE UNDER POWER COUNTY OF UNION NOTICE OF SALE UNDER POWER Because of a default under the terms of the Security Deed executed by Kevin A. McMa-nus and Tara McManus to Wells Fargo Bank, N.A. dated April 3, 2007, and recorded in Deed Book 701, Page 264, Union County Records, said Security Deed having been last sold, as-signed, transferred and conveyed to US Bank Trust National Association, Not In Its Indi-vidual Capacity But Solely As Owner Trustee For VRMTG Asset Trust, securing a Note in the original principal amount of \$50,000.00, 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, March 5, 2024, during the legal hours of sale, before the Courthouse door in said County, sell at public outery to the highest bidder for cash, the prop-erty described in said Deed, to-wit:

outcry to the highest bidder for cash, the prop-erty described in said Deed, to-wit: All that tract or parcel of land being one acre of Land Lot #173 of the 9th District, 1st Section of Union County, Georgia, as shown on a plat of survey by Roy A. Terrell G.R.L.S. #1700, dated May 29, 1984. and recorded in the Office of the Clerk of Superior County of Union County. Georgia. in Plat Book T, page 182 and reference is heremade to said plat of survey for a full and complete description herein. Said property is known as 700 Mauney Cir, Blairsville, GA 30512, together with all fixtures and personal property attached to and consti-

Blairsville, GÅ 30512, together with all fixtures and personal property attached to and consti-tuting a part of said property, if any. Said property will be sold subject to any out-standing ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any tax-ing authority, any matters which might be dis-closed by an accurate survey and inspection of the property, any assessments, liens, en-cumbrances, 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 ex-penses 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 con-furnition that the sale is not prehibited under

The sale will be conducted subject (1) to con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Kevin A McManus and Tara McManus, succes-ora is interact as transition

Kevin A McManus and Iara McManus, succes-sor in interest or tenant(s). US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trust-ee For VRMTG Asset Trust as Attorney-in-Fact for Kevin A. McManus and Tara McManus

File no. 23-081030 LOGS LEGAL GROUP LLP*

Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 130 Atlanta, GA 30346 (770) 220-2535

https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLEC-TOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. N(Feb7,14,21,28)

said property is more commonly known as 288 Kimsey St, Blairsville, Georgia 30512. Should a conflict arise between the property address and the legal description the legal description will control. The sale will be conducted subject (1) to con-

The sale will be conducted subject (1) to con-firmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. UNITED WHOLESALE MORTGAGE, LLC on Attornovia Ecot for

as Attorney in Fact for Angela Ledford

Angela Ledford McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehottine.net EXHIBIT "A"

EXHIBIT "A" All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 273 of Union County, Georgia, containing 0.40 acres, more or less, as shown on a plat of survey by Blairsville Surveying Co., dated January 15, 1996 and recorded in Union County records in Dist Back 47 Dana 024 Soid plat is incorno Plat Book 47, Page 224. Said plat is incorpo-rated herein by reference hereto for a full and complete description of the above-described

property. The property is subject to the matters as Shown on the above-referenced plat. The above legal description does not and is not inteded to include that 0.03 acre portion as shown on the above-referenced plat of survey. Subject to all easements, restrictions and ordinances of record. MR/mac 3/5/24

Our file no. 23-13666GA - FT2

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY Under and by virtue of the Power of Sale con-tained in a Security Deed given by Angela Ledford to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for United Wholesale Mortgage, LLC, its succes-sors and assigns, dated May 22, 2023, re-corded in Deed Book 1348, Page 312, Union County, Georgia Records, as last transferred to UNITED WHOLESALE MORTGAGE, LLC by assignment recorded in Deed Book 1370, Page 217, Union County, Georgia Records, convey-ing the after-described property to secure a Note in the original principal amount of TWO HUNDRED ELEVEN THOUSAND ONE HUNDRED EVEN IN 0400 PDI 4000 (2011) CON ... FIVE AND 0/100 DOLLARS (\$211,105.00), with FIVE AND 0/100 DOLLARS (\$211,105.00), 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, 2024, the following described property; SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has

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 Secu-rity 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 provid-ed in the Security Deed and by law, including

ed in the Security Deed and by law, including attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any out-standing ad valorem taxes (including taxes which are a lien, but not yet 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 prop-erty, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representa-tion, warranty or recourse against the above-named or the undersigned. UNITED WHOLESALE MORTGAGE, LLC is the bolder of the Security Deed to the remore the

UNITED WHOLESALE MORTGAGE, 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: Nationstar Mortgage, LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the under-signed, the party in possession of the property is Angela Ledford or a tenant or tenants and said property is more commonly known as 288