North Georgia News

Legal Notices for March 10, 2021

STATE OF GEORGIA UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Robert Newell Brown,
All debtors and creditors of the estate of Rob-

ret Newell 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 Deceased Representative(s). tate are required to make immedia to the Personal Representative(s). This 12th day of February, 2021. By: Dietrich Brown 450 Ed King Rd. Blairsville, GA 30512

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of John Joseph Maas,
All debtors and creditors of the estate of
John Joseph Maas, 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 12th day of February, 2021.
By: Katherine Marie Maas
745 Poverty Hill Rd.
Nfeb1724,Mm3,10)

STATE OF GEORGIA

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Frances Dolline Payne,
All debtors and creditors of the estate of Frances Dolline Payne, 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 Demand Representative(s).

tate are required to flake minerals to the Personal Representative(s). This 12th day of February, 2021. By: Debra Parson PO Box 1255 Blairsville, GA 30514 N(Feb17,24,Mar3,10)

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF
HELTON, DECEASED ESTATE NO. 21-21

PETITION FOR LETTERS OF ADMINISTRATION

NOTICE
Carrie Rebecca McClure has petitioned for
(Letters of Administration) to be appointed
administrator(s) of the estate of Mattie Sue
Helton, deceased, of said county. (The petition-

Helton, 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 filed with the Court on or before March 15, 2021.

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

fact 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, 6A 30512 Address (706) 439-6006 Telephone Number

Telephone Number

IN THE PROBATE COURT OF UNION COUNTY State of Georgia In Re: Estate of Elmer Ray Howard, deceased

ESTATE NO. 21-20

ESTAILE NO. 21-20
NOTICE
IN RE: The Petition to Probate Will (and Codicil(s)) in Solemn Form in the above-referenced estate having been duly filed, TO: Dianah Lynn Petty, Julie Diane Cochran

[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 on or before March 15, 2021

RE 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 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

By: Kristin Stanley
Clerk of the Probate Court 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address Address (706) 439-6006 Telephone Number N(Feb17,24,Mar3,10)

STATE OF GEORGIA UNION COUNTY

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Tamara Sue Harris,
All debtors and creditors of the estate of
Tamara Sue Harris, deceased, late of Union
County, Georgia, are hereby notified to render
their demands and payments to the Personal
Representative(s) of the estate, according to
the law, and all persons indebted to said estate are required to make immediate payment
to the Personal Representative(s).
This 19th day of February, 2021.
By: Jerry Dawson Harris By: Jerry Dawson Harris 13 Park Court, SE

Cartersville, GA 30120 N(Feb24,Mar3,10,17) STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Edgar Taylor,
All debtors and creditors of the estate of Edgar 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). to the Personal Representative(s). This 19th day of February, 2021.

Post State of the Blairsville. GA 30514 N(Feb24,Mar3,10,17)

IN THE PROBATE COURT OF UNION COUNTY

a/k/a OTTO S. JORDAN, DECEASED ESTATE NO. 21-15 PETITION BY PERSONAL REPRESENTATIVE FOR

OF BOND AND/OR GRANT OF CERTAIN POWERS NOTICE Robert Otto Jordan has/have petitioned for waiver of bond, waiver of reports, waiver of statements, and/or for the grant of certain powers contained in O.C.G.A. § 53-12-261 in regard to the above estate. All interested persons are hereby notified to show cause why each netting should not be granted. All objects

solis are fleetely notified to show cases 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 March 22, 2021.

BE NOTIFIED FURTHER: All objections to the netition must be in writing setting forth the

per NOTIFIED FORTIFIES: An 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 filling 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 filling fees. If any objections are act probate court personner 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

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF
JOHN DOUGLAS RODDA III, DECEASED

JOHN DOUGLAS RODDA III, DECEASED
ESTATE NO. 21-16
NOTICE
IIN RE: The Petition to Probate Will in Solemn
Form in the above-referenced estate having
been duly filed,
TO: Daniel Rodda Jr.

TO: Daniel Rodda Jr.
Any unknown heirs of Douglas Rodda
[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 on or before March

22, 2021.

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 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

65 Courthouse St., Suite 8 Blairsville, GA 30512 Address (706) 439-6006 Telephone Number

NOTICE OF SALE

Notice of Sale under the Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215. Auction of miscellaneous goods in stor-age units belonging to Debra Kinnett, Unit R11. Sold to the highest bidder on March 22, 2021 30th to the highest bluder on March 22, 2021 at 10:00am at Blairsville Storage, 27 Orbit Dr., Blairsville, Union County, GA. 706-745-0097. Tenants have the right to redeem contents prior to sale. Blairsville Storage has the right to refuse any or all bids.

NOTICE OF SALE

NOTICE OF SALE

Notice of Sale under the Georgia Self Storage
Act: Georgia Code Section 10-4-210 to 10-4215. Auction of miscellaneous goods in storage units belonging to Zachary Hoyt-Albietz,
Unit E8. Sold to the highest bidder on March
22, 2021 at 10:00am at Blairsville Storage, 27
Orbit Dr., Blairsville, Union County, GA. 706745-0097. Tenants have the right to redeem
contents prior to sale. Blairsville Storage has
the right to refuse any or all hids the right to refuse any or all bids.

NOTICE OF INTENT TO INCORPORATE Notice is given that Articles of Incorporation, which will incorporate Newton & Associates Which will incorporate Newton & Associates Marketing Group Inc, have been delivered to the Secretary of State for filing in accordance with the Georgia Title 14 of the Official Code of Georgia Annotated. Corporation Code. The initial registered office of the corporation will be located at 217 Silver Creek, Cornelia, GA, 20531 IESA and its initial projectors agant at 30531, USA , and its initial registered agent at such address is Heather Carlyle.

Notice is given that Gumlog Storage will sell the contents of rental unit #25, said contents place on 3-16-2021 at 10:30 outside the Gum-log Storage Units located at the intersection of 129 N (Murphy Hwy) and Gumlog Road, BlairsNOTICE OF ROAD FACILITY DEDICATION

Notice is given that there will be introduced at the regular 2021 session of the General As-sembly of Georgia a resolution sponsored by Representative Stan Gunter, 612-F Coverdell Representative Stan Gunter, 612-F Coverdell Legislative Office Building, Atlanta, Georgia, 30334, (404) 656-0325, to dedicate the intersection of State Route 515 and State Route 325 in Union County as the Sydnie Grace Jones Memorial Intersection in honor of her achievements, accomplishments, and contributions to the State of Georgia; and for other purposes. The estimated cost of such dedication is \$1,000.00.

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNER-

SHIP OR OTHERS
STATE OF GEORGIA
COUNTY OF UNION
The undersigned does hereby certify that Renegade Storage, Inc. conducting a business as Renegade Property Group in the City of Blairs-ville and Morganton County of Fannin in the State of Georgia, under the name of Renegade Property Group and that the nature of the busi-ness is House Rentals and that the names and addresses of the persons firms or partnership addresses of the persons, firms, or partnership audiesses of the persons, initis, or partiesting owning and carrying on said trade or business are Gary Foglaman, 3058 Fermanagh Drive, Tallahassee, FL 32308. Rich Sieflon, 166 White Dove, Blairsville, GA 30512. Rob Laffoon, 12076 Erin Ln, Ft Worth, TX 76179.

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP OR OTHERS STATE OF GEORGIA COUNTY OF UNION

COUNTY OF UNION
The undersigned does hereby certify that WMH,
LLC - William Harper conducting a business as
Mountain Top Roofing in the City of Blairsville
County of Union in the State of Georgia, under
the name of Mountain Top Roofing and that the
nature of the business is Roofing and that the
names and addresses of the persons, firms, or
partnership owning and carrying on said trade
or business are William Harper, 345 Young Harris Street, PO Box 911, Blairsville, GA 30514.
N(Mar3,10)

IN THE PROBATE COURT OF UNION COUNTY

IN RE: ESTATE OF AERYIAN BREE CLINE DALLAS MOSES CLINE ESTATE NO. 21-23

NUTICE
Date of mailing, if any
Date of second publication, if any March 10,

TO: Joshua Moses Cline To: Joshua Moses Cline
You are hereby notified that Sherrie Lynn Diaz
Zunun has filed a Petition seeking to be appointed temporary guardian(s) of the abovenamed Minor. All objections to the Petition to
the appointment of a temporary guardian or
the appointment of the Petitioner(s) as temthe appointment of the Petitioner(s) as temporary guardian(s), must be in writing, setting forth the grounds of any such objections, and be filed with this Court no later than fourteen (14) days after this notice is mailed, or ten (10) days after this notice is mailed, or ten (10) days after the second publication of this notice if you are served by publication. All objections should be sworn to before a notary public or Georgia 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.

ningent party. Contact Fronzier Gourt person-nel for the required amount of filing fees. NOTE: If a natural guardian files a timely objec-tion to the creation of the temporary guardian-ship, the Petition will be dismissed. If a natural guardian files an objection to the appointment of the Petitioner(s) as guardian(s), or if a parent who is not a natural guardian files an objection to the Petition, a hearing on the matter shall be scheduled at a later date. If no objection is 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 Addrese Address (706) 439-6006 Telephone Number

STATE OF GEORGIA

NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Patricia G. Goble,
All debtors and creditors of the estate of
Patricia G. Goble, 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 26th day of February, 2021.
By: Necol M. Parsons
71 Leahs Lane

77 Leahs Lane Blairsville, GA 30512 N(Mar3,10,17,24)

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Jerry A. Baldwin,
All debtors and creditors of the estate of
Jerry A. Baldwin, 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 26th day of February, 2021.
By: Melissa R. Baldwin Dill
2565 Guava Dr. 2565 Guava Dr. Port Orange, FL 32128

IN THE PROBATE COURT OF UNION COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF
JOHNIE LEE BOULTON JR. DECEASED **ESTATE NO. 21-22**

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 Johnie Lee Boulton

Jr. [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 on or before March 20

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. 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

Dwain Brackett
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse St., Suite 8
Blairsville, GA 30512

(706) 439-6006 Telephone Numb N(Mar3,10,17,24)

STATE OF GEORGIA

STATE OF GEORGIA UNION COUNTY MOTICE TO DEBTORS AND CREDITORS RE: Estate of Erma Lee Land, All debtors and creditors of the estate of Erma Lee Land, 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 5th day of March, 2021.

By: Carl L. Thomas

By: Carl L. Thomas 103 Jodie Ln. Morganton, GA30560 N(Mar10,17,24,31)

STATE OF GEORGIA

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Charles Bernard Stewart,
All debtors and creditors of the estate of
Charles Bernard Stewart, deceased, late of Charles Bernard Stewart, 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 5th day of March, 2021.

By: Amanda Wooten
109 W. Cherry Ln.
Putnam, GA 31024

N(Mart0,1724,31)

N(Mar10,17,24,31) STATE OF GEORGIA

UNION COUNTY

UNION COUNTY
NOTICE TO DESTORS AND CREDITORS
RE: Estate of Ellavee Brooks Carpenter,
All debtors and creditors of the estate of Ellavee Brooks Carpenter, 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 5th day of March, 2021.
By: Peggy Sue Cochran
195 Wake Dr.
Stockbridge, GA 30281

tockbridge, GA 30281 N(Mar10,17,24,31)

STATE OF GEORGIA

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Carolyn W. Huffstutter,
All debtors and creditors of the estate of
Carolyn W. Huffstutter, 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 5th day of March, 2021.
By: Donald H. Ide, II By: Donald H. Ide, II

7201 25th Dr. W Bradenton, FL 34209

NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY Under and by virtue of Power of Sale contained in the Security Deed from Steven Marc Carnes to Vanderbilt Mortgage and Finance, Inc., dated April 23, 2009, filed for record April 29, 2009, recorded at Deed Book 798, Page 658 and re-filed for record May 12, 2009, rerecorded at Deed Book 800, Page 206, Union County, Georgia Records, in the original principal amount of

cipal amount of \$93,901.61, aforesaid records, together with a Promissory Note of equal date and value, 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 Court-house Door at UNION COUNTY, Georgia, within

the highest bidder for cash, before the Courthouse Door at UNION COUNTY, Georgia, within the legal hours of sale on the first TUESDAY in April 2021, the following described property: All that tract or parcel of land lying and being in Land Lots 93 and 124, 8th District, 1st Section, Union County, Georgia, containing 2.121 acres, more or less, as shown on Plat of Survey by Rochester & Associates, Inc., RS #2643, dated March 27, 2000, and recorded in Plat Book 44, Page 239, Union County Records, which description of said plat is hereby incorporated by reference and made a part hereof. Being all of the same property conveyed to Steven Marc Carnes by Warranty Deed from Floyd Elliott, dated April 23, 2099, of record in Book 798, page 657, Register's Office for Union County, Georgia. Being the same property conveyed to Floyd Elliott by Warranty Deed from Floyd Elliott and Jennifer Sue Elliott dated April 2002 and filed of record in Book 441, Page 234, Clerk's Office for Union County, Georgia.

Map and Parcel ID # 007-109.

Said legal description is controlling however, the property is commonly known as 681 Boy Scout Road, Blairsville, Georgia 30512.

The indebtedness secured by said Security Deed has been and is hereby declared due

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

ited 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 attorneys' 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; 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 Steven Marc Carnes and /or tenant(s).

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the United States Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. VANDERBILT MORTGAGE AND FINANCE, INC. and its counsel are acting as debt collectors. Any information only an intend will be used for that

and its counsel are acting as debt collectors. Any information obtained will be used for that

purpose.
VANDERBILT MORTGAGE AND FINANCE, INC., as Attorney-in-Fact for Steven Marc Carnes. For information on modifying or altering the loan or acquiring further information about this Security Deed: Security Deed: Contact: Jason Godwin Godwin Law Group 3985 Steve Reynolds Blvd, Bldg D Norcross, GA 30093

Phone: 470-427-2683 Email: jgodwin@godwinlawgroup.com
This is an attempt to collect a debt and any
information obtained will be used for that Mar10,17,24,31)

STATE OF GEORGIA COUNTY OF UNION

NOTICE OF SALE UNDER POWER
Pursuant to the power of sale contained in the Security Deed executed by JAMES E. QUILLEN AND DORIS THURMAN QUILLEN tO MORTGAGE ELECTRONIC REGISTRATION SYS9TEMS, INC., ELECTRONIC REGISTRATION SYS9TEMS, INC., AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP., its successors and assigns, in the original principal amount of \$413,000.00 dated March 10, 2009 and recorded in Deed Book 793, Page 314, 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 2017-3, AS OWNER OF THE RELATED MORTGAGE LOAN in Deed Book 1192, Page 409, Union County records, the undersigned

SERIES 2017-3, AS OWNER OF THE RELATED MORTGAGE LOAN in Deed Book 1192, Page 409, 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 April 06, 2021, the property in said Security Deed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 8TH DISTRICT AND 1ST SECTION OF UNION COUNTY, GEORGIA AND BEING AND EDISIGNATED AS LOT NUMBER 1, WEST WOODS SUBDIVISION, BEING 0.795 ACRES, MORE OR LESS, AS SHOWN ON PLAT OF SURVEY FOR BOBBY POTEETE, BY JAMES C. JONES, GRLS NO. 2349, RECORDED SEPTEMBER 17TH, 2004, PLAT BOOK 55, PAGE 1, UNION COUNTY, GEORGIA, RECORDS. Said property being known as: 507 COPPERHEAD RD, BLAIRSVILLE, GA 30512 F/K/A 9 WEST WOOD AVE, BLAIRSVILLE, GA 30512 TO the best of the undersigned's knowledge, the party or parties in possession of said property is/are JAMES E. QUILLEN AND DORIS THURMAN QUILLEN or tenant(s). The debt secured by 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

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 hav-(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 and audit of the status of the loan with the holder of the Security Deed.

tus 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.

THAT PURPOSE. FEDERAL HOME LOAN MORTGAGE CORPORA-TION, AS TRUSTEE FOR FREDDIE MAC SEA-SONED CREDIT RISK TRANSFER TRUST, SERIES 2017-3, AS OWNER OF THE RELATED MORTGAGE LOAN, as

Attorney-in-Fact for JAMES E. QUILLEN AND DORIS THURMAN QUIL-

Robertson, Anschutz, Schneid, Crane & Part-ners, PLLC 10700 Abbott's Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112 Firm File No. 20-027785 - AmE