North Georgia News

Legal Notices for June 15, 2022

NOTICE TO DEBTORS AND CREDITORS
IN RE: Estate of Riley Mac Dyer a/k/a RM Dyer
All creditors of the estate of Riley Mac Dyer
A/k/a RM Dyer, deceased, late of Union County,
Georgia, are hereby notified to render tin 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 payme Representative. This 20th day of May, 2022 BY: Shirley Faye Saine 153 Padget Cove Blairsville, GA 30512 Attorney: Richard Sarrell II 144 Cleveland St. Blairsville, GA 30512 N(May25,Jun1,8,15)

STATE OF GEORGIA COUNTY OF UNION IN RE: ESTATE OF THOMAS EDWARD BAKER, DECEASED

DECEASED
NOTICE TO CREDITORS
All creditors of the Estate of Thomas Edward
Baker, deceased, late of Union County, Georgia,
are hereby notified to render their demands
to the undersigned according to law, and all
persons indebted to said estate are required
to make immediate payment to me at 108 Blue
Ridge Hwy Ste 6, Blairsville, GA 30512.
This the 20 day of May, 2022
David E. Barrett
Estate of Thomas Edward Baker, deceased
MMay25,Jun1,8,15)

IN THE PROBATE COURT

COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
JACQUELYN COLLINS HUTSON, DECEASED ESTATE NO. 22-71 NOTICE OF PETITION TO FILE FOR YEAR'S SUP-

MOTICE OF PETITION TO FILE FOR YEAR'S SUP-PORT

The petition of Billy M. Hutson, for a Year's Support from the estate of Jacquelyn Collins Hutson, deceased, for decedent's surviving spouse having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before June 20, 2022, why said petition should not be granted.

All objections to the petition must be in writ-inn. setting forth the grounds of any such

All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Degranted without a near Degranted by the PROBATE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006

IN THE PROBATE COURT OF UNION COUNTY State of Georgia In Re: Estate of Linda Harrison o'neill

DECEASED ESTATE NO. 22-69 Petition for letters of administration Notice To: Joseph O'Neili

TO: Joseph O'Neill and to whom it may concern: Jessica O'Neill has petitioned for Letters of Administration to be appointed administrator(s) of the estate of Linda Harrison O'Neill, deceased, of said county. 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 June 20, 2022. 2022. BE NOTIFIED FURTHER: All objections to the

be NOTIFIED THENEX HI DOJECTIONS 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

fact probate court personnel for the réquired amount of filing fees. If any objections are filled, 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

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Richard W. Davis All creditors of the estate of Richard W. Davis,

All creators of the estate of Richard w. Davis, 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 3rd day of June, 2022. BY: Wendy Carlin

83 Pat Colwell Rd. Blairsville, GA 30512 ATTORNEY: Cary D. Cox PO Box 748 Blairsville, GA 30514

STATE OF GEORGIA COUNTY OF UNION IN RE: ESTATE OF ROSEMARY TURNER DE-

CEASED NOTICE TO CREDITORS

NOTICE TO CREDITORS
All creditors of the Estate of Rosemary Turner, deceased, late of Union County, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to me at 108 Blue Ridge Hwy., Ste 6, Blairsville, GA 30512.
This 2nd day of June, 2022.
David E. Barrett
Rosemary Turner Deceased

Rosemary Turner, Deceased David F Barrett IIC Daviu E. Barrett, LLC Attorney at Law 108 Blue Ridge Highway, Suite 6 Blairsville, GA 30512 706-745-0250

GEORGIA, UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS
All creditors of the Estate of Edwin Bryan
Strout, deceased of Union County, Georgia are hereby notified to render their demands to the nereby nottned to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned. Karin S. Gaither, as Executor of the Estate of Edwin Bryan Strout, deceased

Estate No. 22-62

c/o Anna A. Orkins Stewart, Melvin & Frost, LLP P.O. Box 3280 Gainesville, GA 30503 N(Jun8,15,22,29)

IN THE SUPERIOR COURT OF UNION COUNTY

HILL ARY MCWHIRTER

DEFINITION OF COMPLAINT FOR DIVIDIOS TO: HILLARY MCWHIRTER, whose address is

unknown: You are hereby notified that on October 22, 2021, a Complaint for Divorce was filed in the Superior Court of Union County, Georgia, CAFN: 2021CV0325. On May 23, 2022 an Order for Service by Publication was signed and then filed as June 2, 2022 filed on June 8, 2022.

NOTICE AND SUMMONS TO HILLARY MCWHIRT-NOTICE AND SUMMONS TO HILLARY MCWHIRI-ER: You are hereby summoned and required to file with the Clerk of said court and serve upon the Plaintiff's attorney, whose name and ad-dress is: Rosalind N. Henderson, Rosalind Hen-derson Law, P.O. Box 2132, Blairsville, Georgia derson Law, P.O. Box 2132, Blairsville, Georgia 30514. an answer to the complaint which is herewith served upon you, within 60 days after the Order for Publication was entered by Order of the Honorable Joy Parks, Judge Union County Superior Court, Enotah Judicial Circuit.. This 9th day of June 2022.

Clerk of Superior Court, Judy L. Odom ROSALIND HENDERSON LAW PO Ray 2132

P.O. Box 2132 Blairsville, Georgia 30514 (706) 897-4946

rosalind@rosalindhendersonlaw.com N(Jun15,22,29,Jul6)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF MARTHA POSS WILLIAMS DECEASED

ESTATE NO. 22-75 NOTICE IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed. TO: Jamie Williams

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 June 27, 2022.

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

Judge of the Probate Court

By: Kristin Stanley

By: Kristin Stanley Clerk of the Probate Court 65 Courthouse St., Suite 8 Blairsville, GA 30512 Address (706) 439-6006

NOTICE TO DEBTORS AND CREDITORS IN RE: Estate of Lelia Gibson Waldroup All creditors of the estate of Lelia Gibson Waldroup, deceased, late of Union County, Georgia, are hereby notified to render tin 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 27th day of May, 2022 BY: James Ray Waldroup PO Box 5 Young Harris, GA 30582 N(Jun1,8,15,22)

STATE OF GEORGIA

STATE OF GEORGIA
COUNTY OF UNION
NOTICE OF SALE UNDER POWER
Because of a default under the terms of the
Security Deed executed by Dawn E. DoucetteSchultz and Troy R. Schultz, wife and husband
to Mortgage Electronic Registration Systems,
Inc. ("MERS"), solely as nominee for Freedom
Mortgage Corporation dated November 23,
2009, and recorded in Deed Book 820, Page
94-103. Union County Records. said Security 2009, and recorded in Deed Book 820, Page 94-103, 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 \$108,974.00, 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, July 5, 2022, 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 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 9TH DISTRICT, 3TS SECTION, LAND LOT 175 OF UNION COUNTY, GEORGIA, CONTAINING 1.0 ACRE, MORE OR LESS, AND BEING LOT #216 OF LAKE NOTTELY SUBDIVISION, AS SHOWN ON A PLAT OF SUBVEY MADE BY JACK STANLEY, UNION COUNTY SURVEYOR, DATED APRIL 15, 1980 AND RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF UNION COUNTY, GEORGIA IN PLAT BOOK J. PAGE 110, SAID PLAT READING AS FOLLOWS: TO REACH THE TRUE POINT OF BEGINNING, START AT THE ORIGINAL LAND LOT CORNER START AT THE URIGINAL LAND LOT CORNER COMMON TO LAND LOTS 150, 151, 174 & 175; THENCE S 3 DEGREES 36 MINUTES W 537.7 FEET TO AN IRON PIN TO THE TRUE POINT OF BEGINNING; SAID IRON PIN BEING LOCATED IN THE WEST RIGHT-OF-WAY LINE OF WAYNE COL THE WEST RIGHT-OF-WAY LINE OF WAYNE COL-WELL ROAD, THENCE S 3 DEGREES S8 MINUTES E 284.9 FEET, THENCE N 81 DEGREES 08 MIN-UTES W 220.0 FEET TO AN IRON PIN; THENCE N 18 DEGREES 50 MINUTES E. 245.6 FEET TO AN IRON PIN; THENCE N 81 DEGREES 24 MINUTES E 119.7 FEET TO THE TRUE POINT OF BEGINNING Said property is commonly known as 186 Lakeside Drive, Blairsville, GA 30512, a/k/a 3097 Robin Road, Blairsville, GA 30512, to-gether with all fixtures and personal property attached to and constituting a part of said

property, if any.
Said property is known as 186 Lakeside Drive
a/k/a 3097 Robin Road, Blairsville, GA 30512,
together with all fixtures and personal property attached to and constituting a part of said

erry 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 discontinuously according to the control of the c closed 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 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

with the secured creditor.

The property is or may be in the possession of Dawn E. Doucette-Schultz, a/k/a Dawn E. Shultz-Doucette a/k/a Dawn E. Doucette a/k/a Dawn E. Schultz-Doucette a Doucette-Schultz; Troy R. Schultz, successor in

Interest or tenant(s).
Nationstar Mortgage LLC d/b/a Mr. Cooper as Attorney-in-Fact for Dawn E. Doucette-Shultz and Troy R. Shultz, wife and husband File no. 16-062108

LOGS LEGAL GROUP LLP* 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-2535/GR

https://www.logs.com/
*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

N(May25,Jun1,8,15,22,29)

NOTICE TO DEBTORS AND CREDITORS IN RE: ESTATE OF Charles Raymond Amara III All creditors of the estate of Charles Raymond Amara III, deceased, late of Union County, Georgia, are hereby notified to render in their 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 3rd day of June, 2022.
BY: Julie Anne Amara
48 Collins Nursery Ln.
Blairsville, GA 30512
ATTORNEY: Kenya L. Patton, P.C.
44 Blue Ridge St., Suite B
Blairsville, GA 30512
NUMB 15, 22(9)

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF **ELLEN COWGILL** DECEASED

DECEASED
ESTATE NO. 22-70
PETITION FOR LETTERS OF ADMINISTRATION
AMENDED NOTICE
Karen Bucolo has petitioned for (Letters of Administration) to be appointed administrator(s)
of the estate of Ellen Cowgill, 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 July 5, 2022.

jections, and must be filed with the Court on or before July 5, 2022.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Dwain Brackett

Dwain Brackett PROBATE JUDGE PROBALE JUDGE By: Kristin Stanley PROBATE CLERK 65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 N(Jun8,15,22,29)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA IN RE: ESTATE OF WILLIAM KEITH DYER

DECEASED
ESTATE NO. 22-77
NOTICE
IN RE: The Petition to Probate Will in Solemn

IN HE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed.

To: Davina Kay Fairchild Dyer
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 July 5, 2022.

BE NOTIFIED FURTHER: All objections to the cathlete metals are the in writing and the first the set of the cathlete metals. 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 Number

NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER
By virtue of a Power of Sale contained in that certain Security Deed and Agreement from Karen Brendle and Kenneth Brendle (collectively "Grantor") to Appalachian Community Bank dated October 3, 2007, and recorded in Deed Book 730, Page 42-46, Union County, Georgia Records, given to secure a note in the original principal amount of Seventy-Seven Thousand Nine Hundred and 00/100 DOLLARS (\$77,900.00), said Security Deed having been last modified by that Modification of Security Deed between Grantor and Bank OZK (formerly known as Bank of the Ozarks), as successor by merger to Community & Southern Bank, as successor in interest to FDIC, as Receiver for Appalachian Community Bank, dated Noas successor in interest to PIIC, as Neceiver for Appalachian Community Bank, dated November 26, 2018, filed and recorded in Deed Book 1133, page 620, Union County Georgia Records, there will be sold by Bank OZK, as the holder of said Security Deed and the indebtedness secured thereby, at public outcry to the highest bidder for cash before the courrhouse deeper of for a tenth other place designated by or of (or at such other place designated by law for the conduct of Sheriff's sales within) UNION COUNTY, Georgia, within the legal hours for sale on the first Tuesday in July, 2022, all property described in said Security Deed, including, but not limited to, the following described reports:

cluding, but not limited to, the following described property:
The 10th District, 1st Section, Land Lot 68 of Union County, Georgia, and being Lot 28 of Grandview Subdivision, containing 0.70 acres, more or less, as shown on a plat of survey by North Georgia Surveyors, dated November 10, 1986, and recorded in Union County Records in Plat Book U, page 203. Said plat is incorporated herein by reference hereto for a full and complete description of the above-described property.

property. Subject to restrictions as recorded in Union Subject to restrictions as recorded in Union County Records in Deed Book 199, page 753 as amended in Deed Book 198, page 432.

Subject to an easement to Blue Ridge Mountains EMC as recorded in Union County Records in Deed Book 150, pages 386-388.

Subject to right-of-way easement to Union County, Georgia, as recorded in Union County, Records in Deed Book 215, page 613.

Also conveyed is a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above-described property.

property.
TOGETHER WITH all buildings, structures and other improvements now or hereafter located thereon and all fixtures affixed or attached, actually or constructively thereto, including with limitation the following:
1988 FLEETWOOD MOBILE CERTIFICATION LA-

BEL
HOME VIN NO. GAFLH25A0001657 HUD
GE0478158 AND GAFLH25B0001657 HUD
CERTIFICATION LABEL BLAIRSVILLE, GA 30512.
GE0078159 LOCATED AT 463 ROBERTS ROAD,
As the same is described in that UCC Fixture
Filing in Deed Book 983, pages 354-355, Union
County Records, as continued by UCC Financing Statement Amendment in Deed Book 1142,
page 53, Union County Records, and amended
by UCC Financing Statement Amendment in
Deed Book 1142, page 54, Union County Records.

cords.
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 and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorney's fees and other payments provided for under the terms of the Security Deed and Note. Said property will be sold subject to the following items which may affect the title to said property: all zoning ordinances; matters which would be disclosed by an accurate survey or by inspection of the property; all matters of record superior to the lien of the within described Security Deed; any outstanding taxes, including, but not limited to, ad valorem taxes, which constitute liens upon said property; special assessments; and all outstanding bills for public utilities which constitute liens upon said property. To the best of the knowledge and belief of the undersigned, the party in possession of the property is Karthe knowledge and belief to the indicating the the party in possession of the property is Kar-en Brendle and Kenneth Brendle or tenant(s). The sale will be conducted subject: (1) to con-firmation that the sale is not prohibited under the United States Bankruptcy Code; (2) to final confirmation and audit of the status of the loan with the below of the Security Declared (9). with the holder of the Security Deed; and (3)

with the holder of the Security Deed; and (3) subject to the provisions of O.C.G.A. 9-13-172.I which permits rescission of judicial and non-judicial sales in the State of Georgia in limited circumstances. The contact information for the individual or entity that has full authority to negotiate, amend, and modify all terms of the instruments referenced herein is: Bank OZK, 1700 Market Place Boulevard, Cumming, Georgia 30041 (706) 344-3117. O.C.G.A. § 44-14-162.2 states in pertinent part that, "nothing in this subsection shall be construed to require a secured creditor to negotiate, amend, or modify the terms of a mortgage instrument."

BANK OZK, successor in interest by merger to Community & Southern Bank, as successor in interest to the FDIC as Receiver for Appalachian

Community Bank, as Attorney-in-Fact for Karen Brendle and Kenneth Brendle Robert A. Weber, Jr., Esq. The Weber Firm, LLC 303 Jesse Jewell Parkway, Ste. 310

n Dates: June 8, 2022; June 15, 2022, June N(Jun8,15,22,29) 22, 2022, and June 29, 2022.

Gainesville, Georgia 30501

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY
Under and by virtue of the Power of Sale
contained in a Security Deed given by Josue
Ventura to Mortgage Electronic Registration contained in a Secturity Deed given by Josue Ventura to Mortgage Electronic Registration Systems, Inc., as grantee, solely as nominee for Community & Southern Bank, its successors and assigns, dated October 8, 2014, recorded in Deed Book 987, Page 660, Union County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 1311, Page 474, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of SIXTY-FIVE THOU-SAND SEVEN HUNDRED EIGHTY-SIX AND 0/100 DOLLARS (\$65,786.00), with interest thereon as set forth therein, there will be sold at public outry 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 July, 2022, the following described property:

at such place as may be lawfully usignated as an alternative, within the legal hours of sale on the first Tuesday in July, 2022, 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 pursuant to O.C.G.A. § 13-1-11 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), 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 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 representation, warranty or recourse against the abovenamed or the undersigned. Lakeview 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: Nationstar Mortgage, LLC d/b/a Mr. Cooper, 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

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 undersigned, the party in possession of the property is Josue Ventura or a tenant or tenants and

said property is more commonly known as 245 Old Blue Ridge Hwy, Blairsville, Georgia 30512. Should a conflict arise between the property address and the legal description the legal deaddress and the legal description the legal description will control.

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.

Lakeview Loan Servicing, LLC as Attorney in Fact for

as Attorney in Fact for Josue Ventura
McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT "A"

Everett Brooks departed this life on August 22,

1991, a resident of Union County, Georgia.

Being and intended to be the same property conveyed by Warranty Deed (For Life with Remainder to Survivor) dated January 6, 1994, from Beatrice Julia Brooks in favor of James E. Holbrooks and Bobbie L. Holbrooks and resorted in Nicio County corded in Union County Records in Deed Book

214, Page 502.

James E. Holbrooks departed this life July 2007, a resident of Union County, Georgia. Bobbie L. Holbrooks a/k/a Bobbie Holbrooks departed this life on October 4, 2012, a resident

parted this life on October 4, 2012, a resident of Union County, Georgia, Being and intended to be the same property conveyed by Executor's Deed dated October 11, 2013, from Betty Bishop, as Executor of the Last Will and Testament of Bobbie Holbrooks a/k/a Bobbie L. Holbrooks in favor of Ruel E. Southern and recorded in Union County Records in Deed Book 958, Pages 301-304. Subject to all easements, restrictions and rights-of-way as shown on plat recorded in Union County Records in Plat Book 30, Page 115.

MR/meh 7/5/22