

Public Notices



**STATE OF GEORGIA
COUNTY OF SEMINOLE
NOTICE OF SALE
UNDER POWER**

Because of a default under the terms of the Security Deed executed by Paul Adams and Jacqueline C. Adams to Mortgage Electronic Registration Systems, Inc., as Nominee for Franklin First Financial, LTD dated March 25, 2009, and recorded in Deed Book 337, Page 138, Seminole County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC d/b/a Mr. Cooper, securing a Note in the original principal amount of \$113,400.00, 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 6, 2021, 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 containing (1) one acre, more or less, located, lying and being in Lot of Land No. 83 in the 14th Land District of Seminole County, Georgia, and being more particularly described as beginning at a point on the West line of said Lot No. 83, 841 feet South of the Northwest corner of said Lot and from that point of beginning running South 1 degree East along the West line of said Lot 210 feet, thence South 87 degrees East 213 feet, thence North 1 degree West 208 feet, thence North 86 degrees 45 minutes West 210 feet to the point of beginning. All as shown by survey and plat made by R.P. Armstrong, dated March 23, 1968, and recorded in Plat Book 4, page 142, in the office of the Clerk of Superior Court, Seminole County, Georgia, which plat by refer-

ence is made a part hereof. Parcel ID#: 0015C-010-000 Said property is known as 3095 Town & Country Road, Donelsonville, GA 39845, 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 The Representative of the Estate of Paul Adams, Paul Adams, The Representative of the Estate of Jacqueline C Adams and Jacqueline C Adams, successor in interest or tenant(s). Nationstar Mortgage LLC d/b/a Mr. Cooper as Attorney-in-Fact for Paul Adams and Jacqueline C. Adams File no. 21-077815 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 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 COLLEC-

TOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

6/10, 17, 24, 7/1

**NOTICE OF SALE
UNDER POWER
GEORGIA,
SEMINOLE COUNTY**

Under and by virtue of the Power of Sale contained in that certain Security Deed from Fred M. Mitchell and Betty R. Mitchell (the "Grantors") to First Federal Savings Bank of Bainbridge dated December 30, 1992, filed and recorded December 30, 1992 in Deed Book 136, Page 759, Seminole County, Georgia Records, and assigned to Bank of the Ozarks by the Federal Deposit Insurance Corporation ("FDIC"), as receiver of The Park Avenue Bank (successor to First Federal Savings Bank of Bainbridge), in Assignment dated April 29, 2011, filed and recorded June 9, 2011 in Deed Book 357, Page 422, aforesaid records (said Security Deed and subsequent modifications thereof being the "Security Deed"), conveying the after-described property to secure that certain promissory note from Grantors dated December 30, 1992 in the original principal amount of \$71,000.00 (as renewed and amended, the "Note"), there will be sold by the undersigned, Bank OZK, f/k/a Bank of the Ozarks, being the current holder of the Note and Security Deed ("Lender"), at public outcry to the highest bidder for cash before the courthouse door of (or at such other lawfully designated place within) Seminole County, Georgia, within the legal hours of sale on the first Tuesday in July, 2020, the following described property: All that tract or parcel of land containing 8.53 acres, more or less, located, lying and being in Land Lot No. 11 of the 14th Land District of Seminole County, Georgia,

with said tract consisting of five separate parcels less and except a sixth parcel and being more particularly described as follows: TRACT I: That certain tract or parcel of land comprising Two (2) acres, more or less, lying and being in Land Lot No. 11 in the 14th Land District of Seminole County, Georgia, with courses and distances according to a plat of a survey by Earl Thursby dated March 23, 1963, and recorded in Seminole County in Plat Book 3 at page 177, as follows: COMMENCING at an iron pin on the south line of the right of way of State Road No. 285 a distance of 2408 feet west from the line between the 14th and the 27th Land Districts, and from said iron pin extending south 01 degree 30 minutes east 417.42 feet to an iron pin; thence south 88 degrees 30 minutes west 208.71 feet to an iron pin; thence north 01 degree 30 minutes West 417.42 feet to an iron pin on the south right of way line of said State Road No. 285; thence along said right of way line north 88 degrees 30 minutes east 208.71 feet to an iron pin and the point of beginning. TRACT II: That certain tract or parcel of land comprising 4 acres, more or less, lying and being in Land Lot 11 in the 14th Land District of Seminole County, Georgia, with courses and distances according to a plat of a survey by Earl Thursby, Seminole County surveyor, dated September 10, 1966 and recorded in Seminole County in Plat Book 4 at page _____ as follows: COMMENCING at the northeast corner of Land Lot 11, and extending along the north line of said Land Lot north 88 degrees 30 minutes east 2408 feet; which lot line is along the center of State Road 285; thence south 01 degree 30 minutes east 457.4 feet to an iron pin which is the southeast corner of a tract previously conveyed by J. B. Gib-

son to John W. Miller, and which is the beginning of the parcel hereby conveyed, and from this beginning point continuing south 01 degree 30 minutes east 55 feet to a corner; thence north 88 degrees 30 minutes east 83 feet to a corner; thence south 01 degree 30 minutes east 319.4 feet to a corner; thence north 86 degrees 55 minutes west 502 feet to a corner; thence north 01 degree 30 minutes west 323.4 feet to a corner; thence north 88 degrees 30 minutes east 417.7 feet to the point of beginning. TRACT III: That certain tract or parcel of land comprising Two (2) acres, more or less, lying and being in Land Lot No. 11 in the 14th Land District of Seminole County, Georgia, with courses and distances according to a plat of a survey by Earl Thursby, Seminole County surveyor, dated January 15, 1966, as follows: COMMENCING at a point on the west line

of said Lot 40 feet south of the north lot line, which is on the south right-of-way line of State Road 285, and extending along the south rightof-way line of said road south 88 degrees 30 minutes west a distance of 2603.7 feet to the northwest corner of the lands of John Miller, and with this as a point of beginning extending south 01 degree 30 minutes east 417.4 feet to a corner; thence south 88 degrees 30 minutes west 208.7 feet to a corner; thence north 01 degree 30 minutes west 417.4 feet to a corner on the south right-of-way line of said State Road 285; thence along said right-of-way line north 88 degrees 30 minutes east 208.7 feet to the point of beginning. TRACT IV: That certain tract or parcel of land comprising 1.88 acres, more or less, lying and being in Land Lot 11 in the 14th Land District of Seminole County,

Continued on page 14



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