

E-Filed By:  
Polk County Clerks Office  
Clerk of Courts Stacie M Baines  
12/22/2025 09:39 AM  
Deed Book: 01935  
Page: 0514-0516  
\$25.00 Recording Fee  
\$0.00 Transfer Tax  
PT 61: 115-2025-002426  
bk:1700 pg:342

Return to:  
McMichael Taylor Gray, LLC  
3550 Engineering Drive, Suite 260  
Peachtree Corners, GA 30092

Tax ID #: C30-040

Cross Index Security Deed:  
Book: 1700  
Page: 342  
County: Polk

STATE OF: Florida  
COUNTY OF: Miami-Dade

## DEED UNDER POWER OF SALE

THIS INDENTURE, made this 4th day of November, 2025, by Zachary C. Ross and Morgan R. Taylor (hereinafter collectively referred to as "Grantor(s)"), acting through this duly appointed attorney in fact, Lakeview Loan Servicing, LLC, (hereinafter referred to as "Lender"), as Party of the First Part, and Lakeview Loan Servicing, LLC, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Boulevard, Coppell, TX 75019, as Party of the Second Part:

### WITNESSETH:

WHEREAS, Grantor(s) executed and delivered that certain Security Deed given to Mortgage Electronic Registration Systems, Inc., ("MERS") as grantee, as nominee for Homestar Financial Corp., its successors and assigns dated February 8, 2019 and recorded on February 19, 2019 in Deed Book 1700, Page 342, Polk County, Georgia Records, and later assigned to Lakeview Loan Servicing, LLC by Assignment of Security Deed recorded on August 5, 2019 in Deed Book 1720, Page 358, Polk County, Georgia Records, conveying the after-described property to secure a Note in the original

principal amount of One Hundred Sixty-Eight Thousand Six Hundred Eighty-Six And 00/100 Dollars (\$168,686.00);

WHEREAS, default in the payment of the required installments under said Note occurred, and by reason of said default, Lender elected, pursuant to the terms of the Security Deed and Note, and declared the entire principal and interest immediately due and payable; and

WHEREAS, said entire indebtedness still being in default, Lender on behalf of Grantor(s), and according to the terms of said Security Deed, did advertise said property for sale once a week for 4 weeks immediately preceding said sale in a newspaper in Polk County, Georgia, wherein the Sheriff carried his advertisements, namely in The Standard Journal; and

WHEREAS, notice was given in compliance with Georgia Laws 1981, Volume I, Page 834, codified as O.C.G.A. Section 44-14-162.2 and Section 44-14-162.4. The notice so required was rendered by mailing a copy of the Notice of Sale submitted to the publisher to the "Debtor" (as that term is defined in O.C.G.A. Section 44-14-162.1) at least thirty days prior to the foreclosure sale date of November 4, 2025; and

WHEREAS, Lender did expose said property for sale to the highest bidder for cash on the first Tuesday in November, 2025, or the following Wednesday if the first Tuesday fell on a holiday, within the legal hours of sale at the usual place for conducting Sheriff's sales in Polk County before the Courthouse door, and offered said property for sale at public outcry to the highest bidder for cash when and where the aforesaid Party of the Second Part bid; and

WHEREAS, the said property was knocked off to the Party of the Second Part for consideration in the amount of \$252,240.09.

NOW THEREFORE, in consideration of the premises and said sum of money and by virtue of and in the exercise of the power of sale contained in the Security Deed, the Party of the First Part has bargained, sold, granted and conveyed, and by these presents does hereby bargain, sell, grant and convey to the Party of the Second Part, said party's representatives, heirs, successors and assigns, the following described property:

**All that tract or parcel of land lying and being in Polk County, Georgia, as follows:**

Beginning at an iron pin located at the Northeast corner of the intersection of Rogers Trail and Hicklen Drive; running thence North 1 degree 50 minutes West, along the East line of Hicklen Drive, 130 Feet to an iron pin; thence North 88 degrees 34 minutes East 125.00 feet to an iron pin which is dividing point between Lots 4, 5, 6, and 7; thence South 1 degree 50 minutes East, along the dividing line between Lots 4 and 5, 130 feet to an iron pin located on the North line of Rogers Trail; thence South 88 degrees 34 minutes West, along the North line of Rogers Trail, 125 feet, to the point of beginning. Said tract is identified as Lot No. 5 in Block "G".

**Said Property is known as 117 Hicklen Drive, Cedartown, GA 30125  
Parcel: C30-040**

TOGETHER WITH all and singular the rights, members and appurtenances thereto appertaining; also all the estate, right, title, interest, claim or demand of the Party of the First Part, or said Party's representatives, heirs, successors and assigns, legal, equitable or otherwise, whatsoever, in and to the same.

THIS CONVEYANCE IS 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.

TO HAVE AND TO HOLD the said property and every part thereof unto the said Party of the Second Part, and said party's representatives, heirs, successors and assigns, to said Party's own proper use, benefit and behoof in FEE SIMPLE, in as full and ample a manner as the said Party of the First Part or said Party's representatives, heirs, successors and assigns, did hold and enjoy the same.

IN WITNESS WHEREOF, Lender as Agent and Attorney in Fact for Grantor(s) has hereunto affixed Lender's hand and seal as of the day and year first above written but effective the 10<sup>th</sup> day of December, 2025.

Nationstar Mortgage LLC as Attorney in Fact for Lakeview Loan Servicing, LLC as Attorney in Fact for Zachary C. Ross and Morgan R. Taylor

Signed, sealed and delivered in the presence of:

Witness

Print

Name:

Tiffany Johnson

Notary Public

Jacqueline A. Blenman

My Commission Expires: July 25, 2026

(Notary Seal)

By #1:

Print Name:

Title:



Frank Velazquez

Assistant Secretary

By #2:

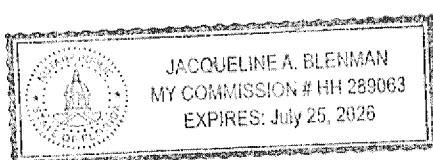
Print Name:

Title:



Suzanne Coker

Assistant Secretary



(CORPORATE SEAL)