

# Towns County Herald

## Legal Notices for June 13, 2018

### NOTICE OF 2ND/3RD DUI CONVICTION

**Towns County Probate Court**  
01. Name of Offender: Michael Howard Hensley  
02. Address of Offender: 6315 Highway 76 E, Hiawassee, GA 30546  
03. County of Residence: Towns  
04. Name of Newspaper for Publication: Towns County Herald  
05. Date of Arrest: 01/25/18  
Place of Arrest: Towns County  
06. Date of Conviction: 06/05/18  
07. Disposition: Fined \$2,085.00; 12 Months Probation; 15 days to serve in the Towns County Jail; License Suspension; 30 days of Community Service Work; DUI school; Obtain a Clinical Evaluation; Ignition Interlock Device; Drug Screening; Seizure of License Plates; No Alcohol Provision  
T(Jun6,13)P

### NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF TOWNS

RE: Estate of Louise Cooper Berkstresser  
All creditors of the estate of Ernestine Petty Kiser, deceased, late of Towns 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 the undersigned.  
This 22nd day of May, 2018  
Stephen Marshall Kiser, Executor of the Estate of Ernestine Petty Kiser  
300 Prime Point, Suite 100  
Peachtree City, GA 30269  
770-487-4775  
T(May30,Jun6,13,20)B

### NOTICE TO DEBTORS & CREDITORS

RE: Estate of Ronald Joseph Denton  
All creditors of the Estate of Ronald Joseph Denton, deceased, late of Towns 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.  
This 22nd day of May, 2018  
Anna Wetherington Denton  
5983 Brasstown Creek Estates  
Young Harris, GA 30582  
706-379-2540  
T(May30,Jun6,13,20)P

### NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF TOWNS

RE: ESTATE OF MARILYN FRANCIS GORDON  
All creditors of the estate of Marilyn Francis Gordon, deceased, late of Towns 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 the undersigned.  
This 21st day of May, 2018.  
By: Shad Baldwin Gordon  
6839 High Ridge Road  
Lantana, FL 33462  
T(May23,30,Jun6,13)B

### NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF TOWNS

IN RE: Estate of Mary Margaret Turner  
All creditors of the estate of Mary Margaret Turner, deceased, late of Towns 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, Marilyn Rogers, Executor of the Last Will and Testament of Mary Margaret Turner, deceased.  
Address: 42 Eastbrook Bend,  
Peachtree City, Georgia 30269  
T(Jun6,13,20,27)P

### APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP OR OTHERS

State of Georgia  
County of Towns  
The undersigned does hereby certify that Wayne J. Nelson and Dianne E. Nelson conducting a business as No. Ga Living LLC in the City of County of Towns, in the State of Georgia, under the name of Leisure Woods Park and that the nature of the business is Rental of Real Estate Property and that the names and addresses of the persons, firms, or partnership owning and carrying on said trade or business are Wayne J. Nelson, 5854 Pat Road, Hiawassee, GA 30546 and Dianne E. Nelson, 5854 Pat Road, Hiawassee, GA 30546  
T(Jun6,13)P

### NOTICE

Notice is given that articles of incorporation that will incorporate Cannon Cabling, Inc., have been delivered to the Secretary of State for filing in accordance with the Georgia Corporation Code. The initial registered office of the corporation is located at 231 Chatauge Way, Hiawassee, Georgia 30546 and its initial registered agent at such address is Stephanie W. McConnell.  
T(Jun6,13)P

### IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA

IN RE: ESTATE OF GERALDINE H. RODRIGUEZ, DECEASED  
ESTATE NO. 2017-67  
NOTICE  
[For Discharge from Office and all Liability]  
IN RE: Petition for Discharge of Personal Representative  
TO: All Interested Parties and all and singular the heirs of said Decedent, the beneficiaries under the will, and to whom it may concern: This is to notify you to file objection, if there is any, to the above-referenced Petition, in this Court on or before June 25, 2018.  
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.  
David Rogers  
Judge of the Probate Court  
By: Kerry L. Berrong  
Clerk of the Probate Court  
48 River St. Suite C  
Hiawassee, GA 30546  
Address  
706-896-3467  
Telephone Number  
T(Jun13)B

### IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA

IN RE: ESTATE OF THELMA J. NOBLET, DECEASED  
ESTATE NO. 2018-40  
NOTICE  
IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,  
TO: Ariel Strickland, Phillip Pardue, & Heirs of Von Taylor  
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 2, 2018.  
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.  
David Rogers  
Judge of the Probate Court  
By: Kerry L. Berrong  
Clerk of the Probate Court  
48 River St., Suite C  
Hiawassee, GA 30546  
Address  
706-896-3467  
Telephone Number  
T(Jun6,13,20,27)B

### IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA

IN RE: ESTATE OF MARY MARGARET TURNER, DECEASED  
ESTATE NO. 2017-67  
NOTICE  
IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,  
TO: Ariel Strickland, Phillip Pardue, & Heirs of Von Taylor  
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 2, 2018.  
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.  
David Rogers  
Judge of the Probate Court  
By: Kerry L. Berrong  
Clerk of the Probate Court  
48 River St., Suite C  
Hiawassee, GA 30546  
Address  
706-896-3467  
Telephone Number  
T(Jun6,13,20,27)B

### NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF TOWNS

RE: ESTATE OF OSKAR LEHOTSKY  
All creditors of the estate of Oskar Lehotsky deceased, late of Towns 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 the undersigned.  
This 31st day of May, 2018.  
EXECUTOR: Elisabeth Lehotsky  
ADDRESS: c/o Eddy A. Corn, Attorney  
253 Big Sky Drive  
Hiawassee, GA 30546  
PHONE: (706) 896-3451  
T(Jun6,13,20,27)B

### NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF TOWNS

RE: ESTATE OF WILLARD D. ELLER  
All creditors of the estate of Willard D. Eller deceased, late of Towns 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 the undersigned.  
This 31st day of May, 2018.  
EXECUTOR: Hermon E. Eller  
ADDRESS: c/o Eddy A. Corn, Attorney  
253 Big Sky Drive  
Hiawassee, GA 30546  
PHONE: (706) 896-3451  
T(Jun6,13,20,27)B

### NOTICE

Notice is given that the Application To Register A Business To Be Conducted Under Trade Name, Partnership or Others which has been delivered to the Towns County Clerk of Court for filing. The undersigned does hereby certify that Blackbear Enterprises, LLC, is conducting a business for profit in the County of Towns, in the state of Georgia, under the name of "Century 21 Black Bear Realty" and that the nature of the business is real estate sales and that the names and addresses of the corporation, person, firms or partnership owning and carrying on said trade or business is Blackbear Enterprises, LLC., 3680 Highway 76, Young Harris, Georgia 30582.  
STEPHANIE W. MCCONNELL  
ATTORNEY IN FACT FOR  
Blackbear Enterprises, LLC  
T(Jun6,13)P

### STATE OF GEORGIA TOWNS COUNTY

**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Ernestine Petty Kiser,  
All debtors and creditors of the estate of Ernestine Petty Kiser deceased, late of Towns 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 the undersigned.  
This 30th day of May, 2018.  
By: Stephen Marshall Kiser  
Executor of the Estate of Ernestine Petty Kiser  
300 Prime Point, Suite 100  
Peachtree City, GA 30269  
770-487-4775  
T(Jun6,13,20,27,July3)P

### STATE OF GEORGIA TOWNS COUNTY

**NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Odis Morgan Shead,  
All debtors and creditors of the estate of Odis Morgan Shead, deceased, late of Towns 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 the undersigned.  
This 4th day of June, 2018.  
By: Melba Miller  
2002 Hidden Valley Rd.  
Hiawassee, GA 30546  
706-896-3099  
T(Jun13,20,27,July4)P

### NOTICE OF SEIZURE OF PERSONAL PROPERTY VALUED AT LESS THAN \$25,000.00

Pursuant to O.C.G.A 9-16-11(a)  
TAKE NOTICE that on April 7th, 2017, in the area of the 288 Bitter Creek Road Blairsville, Union County, law enforcement officers of the Union County Sheriff's Office seized a certain white in color, 2000 Year Model, Dodge Durango, a motor-vehicle, with said motor-vehicle bearing Georgia License and Tag Registration Number RER7535 and VIN Number 1B4HR28Z2YF2364 (hereinafter 'the seized property'), as well as \$121.00 in United States Currency, a "Vizio" brand television bearing serial number LAQKHLMM3300562, an "LG" brand television bearing serial number 510RMYAF4034, an electric DVR bearing serial number CVD-HL08, an "RCA" Brand Tablet bearing serial number RCT6203W46, two (2) Electronic Security Cameras, "Dazone" 880150515314485, and HP Personal Computer and an Apple MacBook.  
The seized property was directly or indirectly used or intended for use to facilitate the possession and acquisition, transportation and delivery of or possession with intent to distribute said Methamphetamine, Marijuana, an various other Schedule II and Schedule IV Controlled Substances including Alprazolam, Oxycodone, and Hydrocodone, in violation of the Georgia Controlled Substances Act O.C.G.A. 16-13-30(b) and/or O.C.G.A. Sec. 16-13-30(j), and/or is proceeds derived or realized therefrom and as a result of the motor-vehicle's use in the acquisition, transportation, delivery, or distribution of said Methamphetamine, the seized property is subject to forfeiture pursuant to the provisions of O.C.G.A. 16-13-49 (b)] and the Georgia Civil Forfeiture Procedure Act O.C.G.A. Section 9-16-1.  
FURTHER TAKE NOTICE  
The purported owner[s] or claimant[s] of said property is said to be:  
Cheryl Ann Hubert  
288 Bitter Creek Road  
Blairsville, GA 30512  
c/o The Union County Law Enforcement Detention Center  
378 Beasley Street  
Blairsville, GA 30512  
Ph: (706) 439-6066  
Fx: (706) 439-6068  
AND FURTHER TAKE NOTICE that the owner or interest holder may file a claim to the seized property within thirty (30) days after service by sending the claim to the District Attorney for the Enotah Judicial Circuit, 65 Courthouse Street, Box 6, Blairsville, GA 30512 by certified mail or statutory overnight delivery, return receipt requested. The claim must be signed by the owner or interest holder and provide the following: 1) The name of the claimant; 2) The address at which the claimant resides; 3) A description of the claimant's interest in the property; 4) A description of the circumstances of the claimant's obtaining an interest in the property and, to the best of the claimant's knowledge, the date the claimant obtained the interest and the name of the person or entity that transferred the interest to the claimant; 5) The nature of the relationship between the claimant and the person who possessed the property at the time of the seizure; 6) A copy of any documentation in the claimant's possession supporting his or her claim; and 7) Any additional facts supporting his or her claim.  
This 30 day of April, 2018  
Jeff Langley  
District Attorney  
Enotah Judicial Circuit  
BY: Buck Levins  
Assistant District Attorney  
48 River Street, Suite A  
Hiawassee, GA 30546  
(706) 896-6489  
SEIZING AGENCY  
The Office of the Union County Sheriff  
378 Beasley Street  
Blairsville, GA 30512  
Ph: (706) 439-6066  
Fx: (706) 439-6068  
N(Jun13,20,27)B

### IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA

IN RE: ESTATE OF ALONZO JACKSON BERRONG, DECEASED  
ESTATE NO. 2018-42  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE  
TO: All interested parties and to whom it may concern:  
Reba Ann Ingram has petitioned be appointed Administrator of the estate of Alonzo Jackson Berrong deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties 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 9, 2018.  
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.  
David Rogers  
Judge of the Probate Court  
By: Kerry L. Berrong  
Clerk of the Probate Court  
48 River St. Suite C  
Hiawassee, GA 30546  
Address  
706-896-3467  
Telephone Number  
T(Jun13,20,27,Jul9)B

### IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA

IN RE: ESTATE OF CHARLES NELSON MAYNARD, DECEASED  
ESTATE NO. 2018-15  
NOTICE  
IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,  
TO: Cheryl James Salyers  
[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 July 9, 2018.  
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.  
David Rogers  
Judge of the Probate Court  
By: Kerry L. Berrong  
Clerk of the Probate Court  
48 River St., Suite C  
Hiawassee, GA 30546  
Address  
706-896-3467  
Telephone Number  
T(Jun13,20,27,Jul3)B

### NOTICE OF SALE UNDER POWER

State of GEORGIA, County of TOWNS.  
Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by JERRY BRADFORD MCFALLS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE FOR ACOPIA, LLC, A CORPORATION, ITS, SUCCESSORS AND ASSIGNS, dated 08/17/2012, and Recorded on 08/27/2012 as Book No. 518 and Page No. 706-717, TOWNS COUNTY, Georgia records, as last assigned to JPMORGAN CHASE BANK, N.A. (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$162,610.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the TOWNS County Courthouse within the legal hours of sale on the first Tuesday in August, 2018, the following described property:  
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 18TH DISTRICT, 1ST SECTION, LAND LOT 145, TOWNS COUNTY, GEORGIA, CONTAINING 2.165 ACRES, AND BEING MORE PARTICULARLY DESCRIBED AS LOT 6, CONTAINING 0.993 ACRES, AND LOT 9, CONTAINING 1.172 ACRES OF RAINBOW RIDGE ACRES SUBDIVISION, AND SHOWN ON A PLAT OF SURVEY BY TAMROCK ASSOCIATES, INC., JON G. STUBBLEFIELD, RLS, DATED 11/05/1997 AND RECORDED IN PLAT BOOK 23, PAGE 55, TOWNS COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE; TOGETHER WITH ALL GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT LAND LYING BETWEEN THE AFORESAID LOTS AND THE CENTERLINE OF RAINBOW RIDGE ROAD, NO. 2, SUBJECT TO THE RIGHT OF WAY FOR SAID ROAD, SUBJECT TO EASEMENT AND OTHER MATTERS OF SURVEY AS SHOWN ON THE ABOVE REFERENCED PLAT.  
The debt secured by said Deed to Secure Debt 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 Deed to Secure Debt. 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 Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).  
JPMORGAN CHASE BANK, N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, acting on behalf of and, as necessary, in consultation with JPMORGAN CHASE BANK, N.A. (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION may be contacted at: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 3415 VISION DRIVE, COLUMBUS, OH 43219, 866-550-5705. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan.  
To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 2304 RAINBOW RIDGE RD, HIAWASSEE, GEORGIA 30546 is/are: JERRY BRADFORD MCFALLS or tenant/tenants.  
Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.  
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed.  
Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph.  
JPMORGAN CHASE BANK, N.A. as Attorney in Fact for JERRY BRADFORD MCFALLS. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
00000007509920  
BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001  
Telephone: (972) 341-5398  
T(Jun13)P

### STATE OF GEORGIA COUNTY OF TOWNS

**NOTICE OF SALE UNDER POWER**  
By virtue of the power of sale contained in that certain Deed to Secure Debt from KEVIN LEE ANDERSON to AMERIQUEST MORTGAGE COMPANY dated April 27, 2004, filed for record May 14, 2004, and recorded in Deed Book 303, Page 751, TOWNS COUNTY, Georgia Records, as last transferred to DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R7, UNDER THE POOLING AND SERVICING AGREEMENT DATED JULY 1, 2004 by assignment recorded in Deed Book 449, Page 102, TOWNS COUNTY, Georgia Records. Said Deed to Secure Debt having been given to secure a Note dated April 27, 2004 in the original principal sum of SEVENTY FOUR THOUSAND EIGHTY EIGHT AND 0/100 DOLLARS (\$74,088.00), with interest from date at the rate stated in said Note on the unpaid balance until paid, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at TOWNS County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in July, 2018, the following described property:  
FILE NO.: 44-0659  
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 88, 89, 102, & 103, DISTRICT 18, SECTION 1, OF TOWNS COUNTY, GEORGIA, AND DESCRIBED AS FOLLOWS: BEGINNING AT A USFS CORNER AT THE SOUTH WEST CORNER OF TRACT 57A AND TRACT 3 OF THE R.L. ANDERSON ESTATE, AS RECORDED IN PLAT BOOK 14, PAGE 208, TOWNS COUNTY RECORDS, THENCE SOUTH 44 DEGREES, 27 FEET, 37 INCHES, WEST 1190.42 FEET TO AN IRON PIN FOUND ON THE SOUTHWEST RIGHT OF WAY OF SCATTAWAY ROAD AND TRACT 1 OF THE R.L. ANDERSON ESTATE, THENCE SOUTH 32 DEGREES, 52 FEET, 7 INCHES WEST 126 FEET TO THE TRUE POINT OF BEGINNING, THENCE SOUTH 32 DEGREES, 52 FEET, 7 INCHES, WEST 337.50 FEET, THENCE NORTH 57 DEGREES, 7 FEET, 53 INCHES, WEST 180 FEET, THENCE NORTH 32 DEGREES, 52 FEET, 7 INCHES, EAST 146.50 FEET TO A POWER POLE, THENCE NORTH 76 DEGREES, 10 FEET, 13 INCHES, EAST 262.45 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 1 ACRE MORE OR LESS.  
To the best of the knowledge and belief of the undersigned, the party in possession of the property is KEVIN LEE ANDERSON or a tenant or tenants. Said property may more commonly be known as: 4746 ANDERSON ROAD, HIAWASSEE, GA 30546 .  
The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).  
The individual or entity that has full authority to negotiate, amend, and modify all terms of the loan is OCWEN LOAN SERVICING, LLC, 1100 VIRGINIA DRIVE, FORT WASHINGTON, PA 19034; (800) 746-2936.  
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 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. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph.  
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R7  
As Attorney-in-Fact for KEVIN LEE ANDERSON  
Phelan Hallinan Diamond & Jones, PLLC  
11675 Great Oaks Way, Suite 375  
Alpharetta, GA 30022  
Telephone: 770-393-4300  
Fax: 770-393-4310  
PH # 34501  
This law firm is acting as a debt collector. Any information obtained will be used for that purpose.  
T(Jun6,13,20,27)B

### NOTICE OF SALE UNDER POWER

Because of a default under the terms of the Security Deed executed by Travis Barrett to United Community Bank dated July 16, 2009, and recorded in Deed Book 460, Page 339, Towns County Records, said Security Deed having been last sold, assigned, transferred and conveyed to NP163, LLC, securing a Note in the original principal amount of \$131,764.34, 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 3, 2018, 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 and being in Land Lot 152, 18th District, 1st Section of Towns County, Georgia, containing 4.57 acres, more or less as shown on a plat of survey by Lane S Bishop, R. S. No. 1575, dated September 8, 1989, recorded in Plat Book 11, Page 270, Towns County, Georgia records, which description on said plat is incorporated herein by reference and made a part hereof  
Subject to all matters and conditions as shown on above referenced plat of survey  
Also conveyed herein is a water right of way to the spring located on the southwest side of the property with rights of ingress and egress to install water lines and repair the same or to make any improvements that may be necessary to carry water to the residence located on the above described tract. This being the same water rights as described in a deed from Paul Burch to Hymon Moss recorded in Deed Book G-1, Page 516, Towns County, Georgia records. Said property is known as 1170 Long Ridge Road, Hiawassee, GA 30546, 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 Travis Barrett, successor in interest or tenant(s).  
NP163 LLC as Attorney-in-Fact for Travis Barrett  
File no. 18-068470  
SHAPIRO PENDERGAST & HASTY, LLP\*  
Attorneys and Counselors at Law  
211 Perimeter Center Parkway, N.E., Suite 300  
Atlanta, GA 30346  
770-220-2535/CH  
shapiroandhasty.com  
\*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
T(Jun6,13,20,27)B