## Towns County Herald

## **Legal Notices for August 19, 2015**

NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF TOWNS

SAID PLAT IS INCORPURATED HEREING THE EFENCE. 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

or detault, Tailure to pay the Indeptenness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains 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 (notice of intent to collect attorney's fees having been given). WELLS FARGO BANK, N.A. AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF IMH ASSETS CORP., COLLATERALIZED ASSET-BACKED BONDS, SERIES 2005-3 holds the duly endorsed Note and is the current assignee of the Security Deed to the property. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, acting on behalf of and, as necessary, in consultation with WELLS FARGO BANK, N.A. AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF IMH ASSETS CORP., COLLATERALIZED ASSET-BACKED BONDS, SERIES 2005-3 (the current investor on the loan), is the entity

IZED ASSET-BACKED BONDS, ŚERIES 2005-3 (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, BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP may be contacted at: BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, 7105 CORPORATE DRIVE, PLANO, TX 75024, 800-669-6650. 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

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 2349 ROBIN HOOD TRAIL, HIAWASSEE, GEORGIA 30546 is/are: ROGER ELSBERRY or tenant/

ROBIN HOOD TRÁIL, HIÁWÁSSEE, GEORGIA 30546 is/are: ROGER ELSBERRY 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 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. WELLS FARGO BANK, N.A. AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF IMM ASSETS CORP., COLLATERALIZED ASSET-BACKED BONDS, SERIES 2005-3 as Attorney in Fact for ROGER ELSBERRY. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR MATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000005287925 BARRETT DAFFIN FRAPPIER LEVINE & BLOCK, LLP 15000 Survey-

PURPOSE. 00000005287925 BARRETT DAFFIN FRAPPIER LEVINE & BLOCK, LLP 15000 Survey-or Boulevard Addison, Texas 75001 Telephone:

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF TOWNS

RE: Estate of Margaret E. Sullivan
All creditors of the estate of Margaret E. Sullivan, 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 persons indepted to said estate are required to make immediate payment to the undersigned. This the 16th day of July, 2015 Shelagh Sullivan Whitney Personal Representative 1555 Mica Mine Road, Hearnalle, MC 20004

Hayesville, NC 28904 828-508-8272

NOTICE TO DEBTORS AND CREDITORS All creditors of the estate of Louise O'Brien Napier, late of Towns County, deceased, 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. Name Executor of the Estate of Louise O'Brien

Napier: Debprah N. Smith c/o John C. Leggett, Attor-ney, P.O. Box 275, Calhoun, GA 30703 Towns County Probate File No. 2015-21 T(Aug5,12,19,26)P

IN THE SUPERIOR COURT OF TOWNS COUNTY

STATE OF GEORGIA
Civil Action No: 15-CV-142-SG
In Re: Elizabeth Jane Strub
Order for Notice of Petition to Change Name
A petition has been filed in the Superior Court
of Towns County, Georgia on the 30th day of July, 2015, praying for a change in her name from Elizabeth Jane Strub to Liza Jane Strub. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said

Court within 30 days of the filing of said petiuon. This 30th day of July, 2015 Cecil Dye, Clerk Towns County Superior Court Enotah Judicial Circuit

NOTICE TO CREDITORS AND DEBTORS STATE OF GEORGIA COUNTY OF TOWNS RE: ESTATE OF HAROLD KIMSEY All creditors of the estate of Harold Kimsey, deceased, late of Towns County, Hiawassee, Georgia are hereby notified to render in their demands to the undersigned according to law; and all persons indebted to said estate are required to make immediate payment to the

required to flate infinediate pundersigned.
This 13th day of August, 2015.
James H. Kimsey
390 Kimsey Cove Road
Hiawassee, GA 30546
706-896-4654

STATE OF GEORGIA COUNTY OF TOWNS RE: ESTATE OF DONAL H. NORTON NOTICE TO CREDITORS AND DEBTORS

NOTICE TO CREDITORS AND DESTORS
All creditors of the estate of DONAL H. NOR-TON, deceased of Towns County, Hiawassee, Georgia are hereby notified to render in their demands to the undersigned according to law; and all persons indebted to said estate are required to make immediate payment to the required to make infinieurate jundersigned.
This 13th day of August, 2015.
Keith D. Norton
794 Crooked Creek Connector
Young Harris, Georgia 30582

IN THE PROBATE COURT

COUNTY OF TOWNS
STATE OF GEORGIA
IN RE: ESTATE OF
RANDY KEVIN NICHOLSON, DECEASED ESTATE NO. 2015-53

PETITION FOR LETTERS OF ADMINISTRATION

TO: All known and unknown interested parties 10: All Known and unknown interested parties Wilda Joan Davenport has petitioned to be appointed Administrator of the estate of Randy Kevin Nicholson 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 netition must be in writing setting forth tion 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 August 24, 2015. All pleadings/objections must be signed under oath before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may

date. In no objections are filed, the petition be granted without a hearing. David Rogers
Judge of the Probate Court By: Kerry L. Berrong Clerk/Deputy Clerk of the Probate Court 48 River St., Suite C Hiawassee, GA 30546

Telephone Number T(Jul29, Aug5, 12, 19)B NOTICE

OF DONALD CLAUD BARNETT DECEASED

Court on or before August 31, 2015.

This is to notify you to file objection, if there is any, to the above referenced petition, in this

RE NOTIFIED FURTHER. All objections to the petition must be in writing, setting forth the grounds of any such objections. All pleadings/ objections must be signed before a notary public or before a probate court clerk, and fil-

ing fees must be tendered with your pleadings/ objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number 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 peti-

tion may be granted without a hearing.

By: Kerry L. Berrong PROBATE CLERK/DEPUTY CLERK

PROBATE JUDGE

48 River St. Suite C

Hiawassee, GA 30546 ADDRESS 3467 TELEPHONE NUMBER

TO: All Interested Parties

(For Discharge from Office and all Liability)
PROBATE COURT OF TOWNS COUNTY
RE: PETITION OF HOWARD DOUGLAS DELORME FOR DISCHARGE AS EXECUTOR OF THE ESTATE

1-877-596-8580

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that consti-tute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of rewhich may not be or record, (c) the right of re-demption of any taxing authority, (d) any mat-ters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and mat-ters of record superior to the Security Deed first set out above.

firmation that the sale is not prohibited 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 0.C.G.A. Section 9-13-172.1, which allows for U.C.L.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other fore-closure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Deutsche Bank National Trust Company, as

FOR THAT PURPOSE. 1017-659896A

IN THE PROBATE COURT COUNTY OF TOWNS STATE OF GEORGIA
IN RE: ESTATE OF
BRUCE FREY EICKHOFF, a.k.a. BRUCE F. EICK-HOFF DECEASED
ESTATE NO. 2015-54
NOTICE OF PETITION TO FILE FOR YEAR'S SUP-

PORT
The Petition of Mary Elizabeth Eickhoff, for a
year's support from the estate of Bruce Frey
Eickhoff a.k.a. Bruce F. Eickhoff , 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
August 24, 2015, why said Petition should not
he granted.

be granted.
All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number 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.

hearing. 48 River St. Suite C Hiawassee, GA 30546 Address 706-896-3467 Telephone Number David Rogers
Judge of the Probate Court By: Kerry L. Berrong Clerk/Deputy Clerk of the Probate Court T(Jul29,Aug5,12,19)B

**COUNTY OF TOWNS** NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
RE: ESTATE OF LASSIE W. SLUDER
All debtors and creditors of the estate of Lassie W. Sluder, deceased, late of Towns County, Georgia, are hereby notified to render their demands and payments to the Executor of said Estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Executor. This 6th day of August, 2015.
Michael Marion Williams, Executor Address: P. O. Box 407
Hiawassee, GA 30546

Hiawassee, GA 30546

NOTICE OF SALE UNDER POWER, TOWNS COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Christina C Brown and Michael E Brown to Mortgage Electronic Registration Systems, Inc. as nominee for Quicken Loans Inc. dated 2/2/2007 and recorded in Deed Book 396 Page 3, Towns County, Georgia records; as last transferred to or acquired by Poutcats. Deutsche Bank National Trust Company, as Trustee for GSR Mortgage Loan Trust 2007-0A1, Mortgage Pass-Through Certificates, Se-ries 2007-0A1, conveying the after-described property to secure a Note in the original prin-cipal amount of \$ 252,000.00, with interest at the rate precified therein, there will be sold by cipal amount of z 252,000.00, 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 Courthouse door of Towns County, Georgia, within the legal hours of sale on September 01, 2015 (being the first Tuesday of said month unless said date falls on a Federal Holiday), the following described property:

on a reueral nonaxy, the following described property:
All that tract or parcel of land lying and being in Land Lot 294, 18th District, 1st Section, Towns County, Georgia, containing 0.970 acres and being shown as Lot 2, Revised of Spaniard Hills Subdivision on a plat of survey done by Northstar Surveying & Mapping, Inc., dated 12/31/06 and filed and recorded at Plat Book 36, Page 251, Towns County, Georgia records, which plat is incorporated herein by reference

Subject to all matters and Conditions as show on above referenced plat of survey and the plat of survey recorded at Plat Book 35, Pages 144-145, Towns County, Georgia records.

Subject to the easement to Blue Ridge Moun-

tain Electric as recorded in Deed Book 79, Page

subject to the easement to then huge wouth ain Electric as recorded in Deed Book 79, Page 644, Towns County, Georgia records. Subject to those certain Covenants and Restrictions for Spaniard Hills Subdivision recorded in Deed Book 354, Pages 424-425, Towns County, Georgia records. Subject to the eighty-foot (80') road right of way of Owl Creek Road as shown on said plat. 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 of intent to collect attorney's fees having been given).

torney's fees (notice of intent to conect attorney's fees having been given).

Said property is commonly known as 1202
Spaniard Branch , Hiawassee, GA 30546 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in prospection of the subject property is (are). in possession of the subject property is (are) Spaniard Mission Trust, M. Casino, as Trustee

Spaniard Mission Trust, M. Casino, as Trustee, a Land Trust or tenant or tenants. Ocwen Loan Servicing, LLC is the entity or indi-vidual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. Ocwen Loan Servicing, LLC

Foreclosure Loss Mitigation 1661 Worthington Road West Palm Beach, FL 33409

Said property will be sold subject to: (a) any

outstanding ad valorem taxes (including taxes The sale will be conducted subject to (1) con-

Deutsche Bailwan Maddhai Hist Gompany, as Trustee for GSR Mortgage Loan Trust 2007-0A1, Mortgage Pass-Through Certificates, Series 2007-0A1 as agent and Attorney in Fact for Christina C Brown and Michael E Brown Aldridge Pite, LLP (formerly known as Aldridge Connors, LLP), 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7400.

1017-659896A This law firm may be acting as a debt Collector attempting to collect a debt. ANY INFORMATION OBTAINED WILL BE USED 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 ROGER ELSBERRY to UNITED COMMUNITY MORTGAGE SERVICES, INC., dated 03/04/2005, and
Recorded on 03/09/2005 as Book No. 329 and
Page No. 10-25, TOWNS COUNTY, Georgia records, as last assigned to WELLS FARGO BANK,
N.A. AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF IMIH ASSETS CORP, COLLATERALIZED ASSET-BACKED BONDS, SERIES
2005-3 (the Secured Creditor), by assignment,
conveying the after-described property to secure a Note of even date in the original principal amount of \$150,000.00, 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 September, 2015, the following
described property: ALL THAT CERTAIN TRACT
OR PARCEL OF LAND LYING AND BEING IN THE
BTH DISTRICT, 1ST SECTION, LAND LOTS 188,
187, 193 & 194, TOWNS COUNTY, GEORGIA, BEING TRACT 1, CONTAINING 3.26 ACRES, MORE
OR LESS, AND TRACT 2, CONTAINING 0.14 ACRE,
MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY TAMROK ENGINEERING, INC. TOMMY J.
PHILLIPS, REGISTERED LAND SURVEYOR, AS
RECORDED IN PLAT BOOK 16, PAGE 23, TOWNS
COUNTY RECORDS WHICH DESCRIPTION ON
SAID PLAT IS INCORPORATED HEREIN BY REFRENEC. The debt secured by said Deed to

NOTICE OF SALE UNDER POWER
GEORGIA, TOWNS COUNTY
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE USED FOR
THAT PURPOSE. Under and by virtue of the
Power of Sale contained in a Security Deed
given by Gladys L Anderson to Mortgage Electronic Registration Systems, Inc., as nominee
for First Magnus Financial Corporation, An
Arizona Corporation, its successors and assigns, dated September 11, 2006, recorded
in Deed Book 337, Page 499, Towns County,
Georgia Records, as last transferred to Green
Tree Servicing LLC by assignment recorded in
Deed Book 540, Page 617, Towns County, Georgia Records, conveying the after-described peeu Book 340, 74ge 017, Towns County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED FORTY-FOUR THOUSAND EIGHT HUNDRED AND 0/100 DOLLARS (\$244,800.00), with interest thereon as set forth therein, there will be sold at public authority the highest hidden for sold at public LARS (\$244,800.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Towns 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 September, 2015, 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 Security Deed and by law, including attorney's fees 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), any matters which might be disclosed by an accurate survey and inspection of the property, any as sessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first sessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Green Tree Servicing LLC is the holder of the Security Deed to the property in accordance with OGGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Green Tree Servicing LLC, 4250 North Freeway, Fort Worth, TX 76137 877-816-9125. To the best knowledge and belief of the undersigned, the party in possession of the property is Gladys L Anderson or a tenant or tenants and said property is more commonly known and said property is more commonly known as 4748 Anderson Road, Hiawassee, Georgia 30546. 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 beloage of the common confirmation and such confirmation and subject the status of the loan with the beloage of the confirmation. 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. Green Tree Servicing LLC as Attorney in Fact for Gladys L Anderson McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www. foreclosurehotline.net EXHIBIT "A" ALL THAT TRACT OF PARCEL OF LAND LYING AND BEING IN LAND LOTS 89, 102 AND 103 OF THE 18 DISTRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS: TRACT A (11.52 ACRES), AND TRACT B (2.33 ACRES) ON A PLAT OF SURVEY BY JASON WATKINS, R.L.S. NO. 3241, DATED SEPTEMBER 27, 2013, AND RECORDED ON FEBRUARY 4, 2014 IN PLAT BOOK 40, PAGE 56, TOWNS COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATE DBY REFERNCE HEREIN FOR A MORE COMPLETE DESCRIPTION. SUBJECT TO AN EGRESS/INGRESS EASEMENT ALONG WTH 10 FOOT GRAVEL DRIVE IN THE NORTHEAST CORNED BY KEVIN ANDERSON, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 40, PAGE 56, TOWNS COUTNY, GEORGIA RECORDS. ALSO SUBJECT TO AN EGRESS/INGRESS EASEMENT FROM SCATTAWAY ROAD ALONG HTE 10 FOOT ASPHALT DRIVE, CONTUINING ACROSS THENORTH BONDER OF TRACT A TO THE PROPERTY NOW OR FORMERLY OWNED BY COUNTY, GEORGIA RECORDS. ALSO SUBJECT TO AN EGRESS/INGRESS EASEMENT FROM SCATTAWAY ROAD ALONG HTE 10 FOOT ASPHALT DRIVE, CONTUINING ACROSS THENORTH BONDER OF TRACT A TO THE PROPERTY NOW OR FORMERLY OWNED BY DEBBIE MORRIS DURAND AND LARRY K. DURAND, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 40, PAGE 56, TOWNS COUNTY, GEORGIA RECORDS. MR/sju 9/1/15 T(Augs,12,19,26)8

STATE OF GEORGIA COUNTY OF TOWNS NOTICE OF SALE UNDER POWER

COUNTY OF TOWNS
NOTICE OF SALE UNDER POWER
Because of a default in the payment of the indebtedness secured by a Security Deed executed by Mary Twiggs Wright to Mortgage Electronic Registration Systems, Inc. as nominee for Primary Capital Advisors LC it's successors and assigns dated December 9, 2003, and recorded in Deed Book 291, Page 619, and Deed Book 295, Page 797, Towns County Records, said Security Deed having been last sold, assigned, transferred and conveyed to THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR STRUCTURED ADJUSTABLE RATE MORTGAGE LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-2 by Assignment, securing a Note in the original principal amount of \$120,000.00, 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, September 1, 2015, 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:

bidder for cash, the property described in said Deed, to-wit:
All that tract or parcel of land lying and being in Land Lot 138, 17th District, 1ST Section, Towns County, Georgia, containing 1.124 acres, more or less, and being Lot Thirteen (13) of Morgan Creek Subdivision Phase 1, as shown on a plat of survey done by Tamrok Associates, Inc. dated 2/3/98, recorded in Plat Book 24, Page 297, Towns County, Georgia records, which description on said plat is incorporated herein by reference and made a part hereof.
Subject to all matters as shown on the above-referenced plat of survey.

referenced plat of survey.
Subject to the restrictions of record, recorded in Deed Book 211, Page 645-647, Towns County County reports ty, Georgia records.

Subject to a utility easement to Blue Ridge

ry, teorgia records. Subject to a utility easement to Blue Ridge Mountain EMC as recorded at Deed Book 166, Page 536, Towns County, Georgia records. Said property is known as 6704 Morgan Ct, Young Harris, GA 30582, 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 con-

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

firmation and audit or the status or the loan with the secured creditior.

The property is or may be in the possession of Mary Twiggs Wright, alk/a Mary Beth Wright alk/a Mary Elizabeth Wright alk/a Mary Elizabeth Wright alk/a Mary T. Wright and Chatuge Properties, LLC, processor in interest or tenant(s).

MAY I. Wright and Chauge Properties, LLC, successor in interest or tenant(s). THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR STRUCTURED ADJUSTABLE RATE MORTGAGE LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-2 as Attorney-in-Fact for Mary Twiggs Wright File no. 15-050476

File no. 15-050476 SHAPIRO, SWERTFEGER & HASTY, LLP\* Attorneys and Counselors at Law 2872 Woodcock Blvd., Suite 100 Atlanta, 6A 30341-3941 (770) 220-2535/SJ

www.swertfeger.net
\*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.