

Towns County Herald

Legal Notices for March 12, 2014

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF TOWNS
RE: Estate of Wallace M. Buchanan
All creditors of the estate of Wallace M. Buchanan, 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 the 27th day of January 2014
Mary Marcus
2422 Buchanan Road
Young Harris, GA
706-379-3810
T(Mar5,12,19,26)B

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF TOWNS
RE: Estate of Joan C. Fleury
All creditors of the estate of Joan C. Fleury, 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 the 3rd day of March, 2014
Russell M. Stookey, Attorney at Law
Personal Representative
P.O. Box 310
Hiawassee, GA 30546
706-896-2241
T(Mar12,19,26,Apr2)P

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF TOWNS
RE: Estate of Donald R. Fleury
All creditors of the estate of Donald R. Fleury, 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 the 3rd day of March, 2014
Russell M. Stookey, Attorney at Law
Personal Representative
P.O. Box 310
Hiawassee, GA 30546
706-896-2241
T(Mar12,19,26,Apr2)P

NOTICE OF ARTICLES OF INCORPORATION
Notice is given that articles of incorporation that will incorporate Hiawassee River Boat Rentals, Inc have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The initial registered office of the corporation is located at 2611 Streak Hill Rd, Hiawassee GA 30546 and it registered agent at such is Angela H. McNabb.
T(Mar5,12)B

NOTICE OF INTENT TO INCORPORATE
Notice is given that the article of incorporation that will incorporate GSG Enterprises, LLC has been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The initial registered agent is: Gayle E. Gilman, 5606 West Chapel Road, Douglasville, Georgia 30135.
T(Mar5,12)B

NOTICE OF INTENT TO INCORPORATE
Notice is given that the Articles of Incorporation which will incorporate TOWNS COUNTY DIAMOND CLUB, INC., 2702 Hi Top Road, Hiawassee, Georgia 30546, has been delivered to the Secretary of State for filing in accordance with the applicable provisions of the Georgia Nonprofit Corporation Code. The initial registered office of the corporation will be located at 2702 Hi Top Road, Hiawassee, Towns County, Georgia 30546, and its initial registered agent at such address is Jackie Taylor.
T(Mar12,19)B

NOTICE OF INTENT TO INCORPORATE
Notice is given that articles of incorporation that will incorporate Hiawassee River Boat Rentals, Inc have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The initial registered office of the corporation is located at 2611 Streak Hill Rd, Hiawassee GA 30546 and it registered agent at such is Angela H. McNabb.
T(Mar5,12)B

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
COUNTY OF TOWNS
Because of a default in the payment of the indebtedness secured by a Security Deed executed by Robert Panaccione and Patricia Panaccione to Mortgage Electronic Registration Systems, Inc. as nominee for Americas First Home Mortgage Co. dated June 23, 2006, and recorded in Deed Book 375, Page 806, Towns County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Wells Fargo Bank, N.A. by Assignment, securing a Note in the original principal amount of \$145,000.00, 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, April 1, 2014, 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 47, 17th District, 1st Section, Towns County, Georgia, containing 1.074 acres, more or less, and being shown as Lot 7 of Ragayle Village Subdivision on a plat of survey prepared by Tamrok Associates, Inc., dated 2/15/01 and recorded in Plat Book 28, Page 41, Towns County, Georgia records, said plat being incorporated herein by reference for a more complete description of said property. Grantor grants to Grantee a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described property. Subject to the Declaration of Protective Covenants as recorded in Deed Book 224, Page 708-713 and Deed Book 227, Page 486-491, Towns County, Georgia records. Subject to an easement to Blue Ridge Mountain EMC as recorded in Deed Book 213, Page 564, Towns County, Georgia records. Subject to easements and other matters of survey as shown on the above referenced plat. Subject to an easement and Joint Driveway Agreement as recorded in Deed Book 354, Page 514, Towns County, Georgia records and in Nat Book 35, page 152, Towns County, Georgia records. Subject to a right of way deed as recorded in Deed book T-1, page 250, Towns County, Georgia records. Said property is known as 1514 Millennium Drive, 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 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 Robert Panaccione and Patricia Panaccione, successor in interest or tenant(s). Wells Fargo Bank, N.A. as Attorney-in-Fact for Robert Panaccione and Patricia Panaccione
File no. 13-044823
SHAPIRO, SWERTFEGER & HASTY, LLP*
Attorneys and Counselors at Law
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Atlanta, GA 30341-3941
(770) 220-2535/KMM
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*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
T(Mar5,12,19,26)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 LESTER E PATRICK AND RITA M PATRICK AND RITA PATRICK to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR FIRST OHIO BANC & LENDING, INC., dated 02/13/2010, and Recorded on 03/08/2010 as Book No. 470 and Page No. 755, TOWNS County, Georgia records, as last assigned to BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING LP (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$263,125.00, 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 April, 2014, the following described property: THE REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF TOWNS, STATE OF GEORGIA, AND IS DESCRIBED AS FOLLOWS: ALL THAT TRACT OR PARCEL OF LAND, SITUATE, LYING AND BEING IN SECTION 1, DISTRICT 18, LAND LOTS 297 AND 310, TOWNS COUNTY, GEORGIA, AND BEING LOT TWELVE (12), CONSISTING OF 1.015 ACRES, MORE OR LESS, OF VALLEY VIEW ESTATES AS MORE FULLY SHOWN ON SURVEY FOR VALLEY VIEW ESTATES, PREPARED BY NORTHSTAR LAND SURVEYING, INC., REGISTERED SURVEY, DATED JULY 1, 2002, REVISED SEPTEMBER 26, 2002 AND RECORDED IN PLAT BOOK 30 PAGE 70 OF THE TOWNS COUNTY RECORDS WHICH SURVEY IS INCORPORATED HEREIN BY REFERENCE FOR A COMPLETE DESCRIPTION OF SAID PROPERTY. THE PROPERTY IS CONVEYED TOGETHER WITH AND SUBJECT TO THE DRIVEWAY EASEMENT AND RIGHT OF WAY OF MAULDIN CIRCLE AS MORE FULLY SHOWN ON SAID REFERENCED SURVEY. THE PROPERTY IS CONVEYED SUBJECT TO THE RESTRICTIVE COVENANTS FOR VALLEY VIEW ESTATES AS RECORDED IN DEED BOOK 279 PAGES 176-177 OF TOWNS COUNTY RECORDS AND SUBJECT TO PROVISIONS AS SHOWN ON SAID REFERENCED SURVEY. THE PROPERTY IS CONVEYED SUBJECT TO THE BLUE RIDGE MOUNTAIN EMC AS RECORDED IN DEED BOOK 252, PAGE 219 AND DEED BOOK 252, PAGE 217 OF TOWNS COUNTY RECORDS. COMMONLY KNOWN AS 5794 MAULDIN CIRCLE, HIWASSEE, GA 30546 HOWEVER, BY SHOWING THIS ADDRESS NO ADDITIONAL COVERAGE IS PROVIDED BEING KNOWN AS PARCEL NUMBER 62112. 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. 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 having been given). BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING LP 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 BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING LP (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, PTX-C-32, 7105 CORPORATE, 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 of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 5794 MAULDIN CIRCLE, HIWASSEE, GEORGIA 30546 is/are: LESTER E PATRICK AND RITA M PATRICK AND RITA PATRICK 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. BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING LP as Attorney in Fact for LESTER E PATRICK AND RITA M PATRICK AND RITA PATRICK. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 0000004164380 BARRETT DAFFIN FRAPPIER LEVINE & BLOCK, LLP 15000 Surveyor Boulevard Addison, Texas 75001 Telephone: (972) 341-5398.
T(Mar5,12,19,26)B

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA, COUNTY OF TOWNS
Under and by virtue of the Power of Sale contained in the Deed to Secure Debt from Andrew Earl Dann Jr. and Barbara B. Dann to Bank of Hiawassee, dated April 19, 2007, and recorded in Deed Book 403, Page 204, in the offices of the Clerk of the Superior Court of Towns County, Georgia; as last modified by Modification of Security Deed dated September 1, 2011 and recorded in Deed Book 499, Page 833, aforesaid records; as assigned to Citizens South Bank by that certain Master Assignment recorded in Deed Book 486, Page 790, aforesaid records (as same may have been further modified from time to time, collectively the "Security Deed"), the undersigned will sell at public outcry to the highest and best bidder for cash before the door of the Courthouse of Towns County, Georgia, during the legal hours of sale, on the first Tuesday in April, 2014, the following described real property, to wit: TRACT ONE (1) - ALL THAT TRACT OR PARCEL OF LAND TOGETHER WITH ALL IMPROVEMENTS THEREON, LYING AND BEING IN LAND LOTS 67 AND 68, 17TH DISTRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA, CONTAINING 14.52 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SAID PROPERTY DATED AUGUST 8, 1980 BY R.N. JOHNSON & ASSOCIATES, INC., AND ENTITLED "PLAT OF BOUNDARY SURVEY MADE FOR VAN A. & DOROTHY M. SMITH" AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO SAID PLAT AS FOLLOWS: BEGINNING AT A ROCK LOCATED ON OR NEAR THE CENTERLINE OF A CREEK AND ALSO LOCATED ON THE BOUNDARY LINE SEPARATING THIS TRACT FROM A TRACT OF LAND NOW OR FORMERLY OWNED BY R.C. AND CAROLYN C. ALBURY. THENCE FROM SAID BEGINNING POINT SOUTH 03 DEGREES 30 MINUTES EAST 1,129.93 FEET TO A TEN INCH PINE; THENCE NORTH 64 DEGREES 53 MINUTES WEST 389.76 FEET TO A MARKED DOUBLE MOUNTAIN OAK TREE; THENCE NORTH 00 DEGREES 05 MINUTES EAST 770.60 FEET ALONG THE U.S. GOVERNMENT LINE TO A ROCK; THENCE ALONG SAID U.S. GOVERNMENT LINE SOUTH 89 DEGREES 52 MINUTES WEST 542.20 FEET TO A STAKE; THENCE NORTH 19 DEGREES 06 MINUTES EAST 779.0 FEET TO AN IRON PIN; THENCE SOUTH 46 DEGREES 30 MINUTES EAST 787.03 FEET TO A ROCK WHICH IS THE BEGINNING POINT. THIS BEING THE SAME PROPERTY AND ALL OF THE PROPERTY AS DESCRIBED IN A WARRANTY DEED FROM STANLEY E. GUSTIN TO DESAUSSURE BULL DATED OCTOBER 29, 1979 AND RECORDED IN DEED BOOK 66, PAGE 252 OF THE TOWNS COUNTY, GEORGIA RECORDS. THE ABOVE PROPERTY IS CONVEYED SUBJECT TO THE EASEMENT TO THE BLUE RIDGE MOUNTAIN EMC AS RECORDED IN DEED BOOK 199, PAGE 562 OF THE TOWNS COUNTY, GEORGIA RECORDS. TRACT TWO (2) - ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 41 AND 68, 17TH DISTRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA, AND BEING LOT 5 OF THE TRUELOVE MOUNTAIN SUBDIVISION AND CONTAINING 5.1 ACRES, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A STAKE LOCATED ON THE SOUTHEASTERN CORNER OF SAID LOT AT THE LINE OF U.S. FOREST PROPERTY; THENCE N 19 E 640 FEET TO A POINT; THENCE N 88 W 377 FEET TO A POINT; THENCE S 15 W 645 FEET TO A POINT ON THE LINE OF THE U.S. FOREST PROPERTY; THENCE FOLLOWING SAID LINE S 89 42 E 345 FEET TO THE POINT OF BEGINNING. SAID LAND IS CONVEYED SUBJECT TO RESTRICTIONS OF RECORD AS RECORDED IN DEED BOOK 52, PAGES 375-376 OF THE TOWNS COUNTY, GEORGIA RECORDS. GRANTOR GRANTS TO GRANTEE HEREIN A PERPETUAL EASEMENT OF INGRESS AND EGRESS ALONG A PRESENTLY EXISTING DIRT ROAD TO A PAVED ROAD LOCATED NORTH OF SAID LOT. SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED ON A PLAT OF SURVEY BY B. GREGORY, COUNTY SURVEYOR, DATED JULY 7, 1974 AND RECORDED IN PLAT BOOK 3, PAGE 107 OF THE TOWNS COUNTY, GEORGIA RECORDS. THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE EASEMENT FOR WATER RIGHTS TO THE SPRING AS SET FORTH IN DEED BOOK 247, PAGE 98 OF THE TOWNS COUNTY, GEORGIA RECORDS. THE ABOVE PROPERTY IS CONVEYED SUBJECT TO THE EASEMENT TO THE BLUE RIDGE MOUNTAIN EMC AS RECORDED IN DEED BOOK 199, PAGE 562 OF THE TOWNS COUNTY, GEORGIA RECORDS. LESS AND EXCEPT FROM TRACT TWO (2) IS THE 1.547 ACRES, MORE OR LESS, AS SHOWN ON A SURVEY IN PLAT BOOK 27, PAGE 284 THAT WAS DEEDED TO LARRY C. CRAIG ON JULY 17, 2002 AS RECORDED IN DEED BOOK 247, PAGE 98 OF THE TOWNS COUNTY, GEORGIA RECORDS. PROPERTY KNOWN AS: 925 DANN ROAD, YOUNG HARRIS, TOWNS COUNTY, GEORGIA 30582-2091. The debt secured by the Security Deed is evidenced by a Renewal Promissory Note, dated September 1, 2011, from Andrew E. Dann Jr. and Barbara B. Dann to Citizens South Bank in the original principal amount of \$494,635.91 (as same may have been further modified, renewed or amended, collectively the "Note"); plus interest from date on the unpaid balance until paid, and other indebtedness. Default has occurred and continues under the terms of the Note and Security Deed by reason of, among other possible events of default, the nonpayment when due of the indebtedness evidenced by the Note and secured by the Security Deed and the failure to comply with the terms and conditions of the Note and Security Deed. By reason of this default, the Security Deed has been declared foreclosable according to its terms. The above-described real property will be sold to the highest and best bidder for cash as the property of Andrew E. Dann Jr. and Barbara B. Dann, the proceeds to be applied to the payment of said indebtedness, attorneys' fees, and the lawful expenses of said sale, all as provided in the Note and Security Deed. The sale shall be subject to the following: all outstanding ad valorem taxes and/or assessments, if any; possible redemptive rights of the Internal Revenue Service, if any; and all prior assessments, easements, restrictions or matters of record. To the best of the undersigned's knowledge and belief, the real property is presently owned by Andrew Earl Dann Jr. and Barbara B. Dann. To the best of the undersigned's knowledge and belief, the party in possession of the real property is Andrew Earl Dann Jr. and Barbara B. Dann, and tenants holding under them. Park Sterling Bank, successor by merger to Citizens South Bank, as successor in interest to Bank of Hiawassee, as Attorney-in-Fact for Andrew Earl Dann Jr. and Barbara B. Dann. M. Todd Westfall, Esquire Howick, Westfall, McBryan & Kaplan, LLP Suite 600, One Tower Creek 3101 Towercreek Parkway Atlanta, Georgia 30339 (678) 501-7951
T(Mar5,12,19,26)B

NOTICE OF FORECLOSURE
SALE UNDER POWER
TOWNS COUNTY, GEORGIA
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 Bruce King to Mortgage Electronic Registration Systems, Inc. as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, dated August 30, 2013, and recorded in Deed Book 540, Page 57, Towns County, Georgia Records, as last transferred to Mortgage Research Center, LLC dba Veterans United Home Loans by assignment to be recorded in the Office of the Clerk of Superior Court of Towns County, Georgia Records conveying the after-described property to secure a Note in the original principal amount of One Hundred Fifty Thousand and 0/100 dollars (\$150,000.00), 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, within the legal hours of sale on April 1, 2014, the following described property: All that tract or parcel of land lying and being in Land Lot 145, 18th District, 1st Section, Towns County, Georgia, being shown as Tract 1, containing 4.81 acres on plat of survey prepared by Appalachian Surveying Company, Inc., dated January 25, 2007 and filed and recorded in Plat Book 29, Page 271, Towns County, Georgia, Records, which plat is incorporated herein by reference. Also conveyed herewith is the 20 foot right of way to reach the above described property as described in a warranty deed from Earl Arrowood to Charles N. Petty or Zelma D. Petty dated August 25, 1972 and filed and recorded in the Towns County, Georgia Records on September 2, 1972. This being a portion of the same property conveyed in a warranty deed from Earl Arrowood to Charles N. Petty or Zelma D. Petty dated August 25, 1972 and filed and recorded in the Towns County, Georgia Records on September 2, 1972. 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 (notice of intent to collect attorney's fees having been given). Your mortgage servicer can be contacted at 877-909-9416 - Loss Mitigation Dept, or by writing to c/o Central Loan Administration & Reporting, 425 Phillips Blvd, Ewing, New Jersey 08628, to discuss possible alternatives to avoid foreclosure. 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 assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Bruce King or tenant(s); and said property is more commonly known as 1227 Garland Drive, Hiawassee, GA 30546. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. Mortgage Research Center, LLC d/b/a Veterans United Home Loans as Attorney in Fact for Bruce King. Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 14-03816
T(Mar5,12,19,26)B

STATE OF GEORGIA
COUNTY OF TOWNS
NOTICE OF SALE UNDER POWER
Under and by virtue of the power of sale contained in a Security Deed from PHILIP L. SAMPSON to UNITED COMMUNITY BANK, dated December 20, 2002, recorded January 6, 2003, in Deed Book 260, Page 735, Towns County, Georgia records, as last modified by Modification of Security Deed dated May 1, 2012, recorded in Deed Book 513, Page 161, Towns County, Georgia records, said Security Deed being given to secure a Note from PHILIP L. SAMPSON and TERESA A. SAMPSON dated May 1, 2012, in the original principal amount of One Hundred Sixteen Thousand and 00/100 (\$116,000.00) Dollars, with interest from date at a rate per cent per annum 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, within the legal hours of sale on the first Tuesday in April, 2014, the following described property: All that tract or parcel of land lying and being in Section 1, District 17, Land Lot 174, Towns County, Georgia, containing 26.18 acres, more or less, as shown on a plat of survey entitled "Survey for Leroy J. Tasse", dated November 12, 1981, by Metro Engineering and Surveying Co., Inc., Chester M. Smith, Jr., Registered Land Surveyor, as recorded in Plat Book 11, Page 294, in the Office of the Clerk, Superior Court, Towns County, Georgia. Said plat being incorporated by reference herein. Said property being conveyed subject to the T.V.A. power line easement as shown on said plat. Said property being all that property described on Warranty Deed from Edna P. Burns to Leroy J. Tasse as recorded in Deed Book M-1, Page 79, Towns County records. To grantor grants to grantee a perpetual non-exclusive easement, being 20 feet in width running from Green Road along the east property line as shown on the survey by Blairsville Surveying Co. dated November 19, 1997 recorded in Plat Book 28, Page 147, Towns County records. Said easement is to serve the grantees property which lies south of the property shown on the above described 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). 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 assessments, liens, easements, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is PHILIP L. SAMPSON or a tenant or tenants. UNITED COMMUNITY BANK, as attorney in Fact for PHILIP L. SAMPSON L. Lou Aillen Stites & Harbison, PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 File No. 7484A-03622 THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
T(Mar5,12,19,26)B