Towns County Herald

Legal Notices for April 16, 2014

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA COUNTY OF TOWNS RE: Estate of: William Edwin Moran All creditors of the estate of William Edwin Moran, 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 21st day of March, 2014 Margaret M. Sylves

1539 Stepstone Way Laurenceville, GA 30043 678-376-7807

Executor

NOTICE TO DERTORS AND CREDITORS STATE OF GEORGIA COUNTY OF TOWNS

RE: Estate of: Billie S. Cruce All creditors of the estate of Billie S. Cruce, 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 19th day of March, 2014 Brenda C. Mitchell Personal Representative 2967 S. Atlantic Ave., Unit 905 Daytona Beach Shores, FL 32118 706-781-5036

NOTICE TO DEBTORS AND CREDITORS COUNTY OF TOWNS

RE: Estate of James A. Warren
All creditors of the estate of James A.
Warren, 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 31st day of March, 2014 Daniel Warren
Personal Representative 881 Locust Trail Hiwassee, GA 30546 706-896-5433

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA COUNTY OF TOWNS RE: Estate of: Martin O. Burrell

All creditors of the estate of Martin O. Burrell, 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 26th day of March, 2014 Jennie T. Burrell

Personal Representative PO Box 244 Gracewood, GA 30812 706-496-4790

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF TOWNS

RE: Estate of: Thomas N. Trotter

All debtors and creditors of the estate of Thomas N. Trotter, deceased, late of Towns County, Georgia, are hereby notified to render their demands and payment 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 the 24th day of February, 2014 Tina Trotter Colaco, Executor 5415 Patrick Henry Street Bellaire, TX 77401-4818 T(Mar26,Apr2,9,16)P

NOTICE TO DEBTORS AND CREDITORS TO: All Creditors of Boyce R. Rober of Towns County, Georgia:

On behalf of Boyce R. Robertson, now de-ceased, you are hereby notified, pursuant to O.C.G.A. 53-7-92, to render in your demands and claims to and all persons who claim indebtedness by Boyce R. Robertson. Boyce R. Robertson

C/o Sharon V. Stovall Executor of the Estate 7249 Spout Springs Road Flowery Branch, GA 30546 T(Apr2,9,16,23)P

NOTICE TO DERTORS AND CREDITORS

RE: Estate of: James Grover Davis. Jr

All creditors of the estate of James Grover Davis, Jr., deceased, late of Towns County, demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment This the 11th day of April, 2014

Deborah D. Holman Personal Representative 1430 Overlook Trail Hiawassee, GA 30546 706-896-8052

T(Apr16,23,30,May7)P

NOTICE OF ARTICLES OF INCORPORATION Notice is given that Articles of Incorporation which will incorporate, MOUNTAIN LION WARRIOR LACROSSE, INC. will be delivered to the Secretary of State for filing in accordance with the Georgia Business Corpora-tion Code. The initial registered office of the corporation will be located at 150 South Main Street, Suite D. Hiawassee, Georgia 30546 and the initial registered agent at such address is Bruce L. Ferguson.

IN THE PROBATE COURT

COUNTY OF TOWNS IN RE: ESTATE OF

ESTATE NO. 2014-11 NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

Frank James Norton, DECEASED

The petition of Tamara Margaret Norton, for a vear's support from the estate of Frank

James Norton, 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 April 21, 2014, 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 on or before the time stated in the preceding sentence. All pleadings/objections must be 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.

Judge of the Probate Court By: Kerry L. Berrong Clerk/Deputy Clerk of the Probate Court 48 River St., Suite C Hiawassee, GA 30546 T(Mar26,Apr2,9,16)B

FOR DISCHARGE FROM POR DISCHARGE FROM
OFFICE AND ALL LIABILITY
PROBATE COURT OF TOWNS COUNTY
RE: PETITION OF CHARLES W. NEAL FOR
DISCHARGE AS EXECUTOR OF THE ESTATE
OF VELMA M. NEAL, DECEASED.

TO: All Interested parties 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 April 28, 2014. BE 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 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. David Rogers PROBATE JUDGE By: Kerry L. Berrong PROBATE CLERK/DEPUTY CLERK 48 River St. Suite C Hiawassee, GA 30546

NOTICE

FOR DISCHARGE FROM OFFICE AND ALL LIABILITY
PROBATE COURT OF TOWNS COUNTY
RE: PETITION OF BETTY SHOULD SECKINGER

ESTATE OF MARGIE BARRETT SHOOK, DE-CEASED. TO: All Interested parties and to whom it

This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before April 28, 2014. BE NOTIFIED FURTHER: All objections to the

FOR DISCHARGE AS EXECUTOR OF 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 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. David Rogers

PROBATE JUDGE By: Kerry L. Berrong PROBATE CLERK/DEPUTY CLERK 48 River St. Suite C Hiawassee, GA 30546 706-896-3467

IN THE GENERAL COURT OF JUSTICE DISTRICT COURT DIVISION JUVENILE SECTION

NORTH CAROLINA, CHEROKEE COUNTY NOTICE OF SERVICE OF PROCESS BY PUBLICATION FILE NO. 11-JT-23, 24, 25 FILE NO. 12-JT-11

In Re:

in Ne: Conard (DOB: 09-29-07); Conard (DOB: 10-27-05); Silvers (DOB: 11-15-01); Conard (DOB: 03-14-12). TO: Terra Michelle Silvers, 2200 Bugscuffle

Road, Hiawassee, GA 30546 TAKE NOTICE that Petitions pursuant to Ar-ticle 11, Chapter 7B of the North Carolina General Statutes and, specifically pursuant to North Carolina General Statute §7B-1104, seeking relief against you, and each of you, has been filed in each of the above-entitled juvenile proceedings. The nature of the re-lief being sought is the termination of your parental rights with regard to each of the juveniles in the above-captioned matter set forth in North Carolina General Statute §7B-

1112. The Petitions were filed on August 15, 2013 and on February 25, 2014. You are required to make defense to such pleadings not later than May 12, 2014, said date being 40 days from the first publica-tion of this notice. Upon your failure to do so the party seeking service against you will apply to the Court for the relief sought in the aforementioned Petitions. If you do not file a written answer to the Petition by May 12, 2014, the Court may terminate your parents! rights

parental rights. The Court will conduct a hearing to determine whether one or more grounds alleged in the Petitions for terminating your, and each of your, parental rights exist. If the Court finds that one or more grounds exist, the Court will proceed at that hearing or a later hearing to determine whether paren-tal rights should be terminated. Notice of the date, time and location of the hearing will be mailed to you by the Clerk of Superior Court after you file an answer or thirty (30) days from the date of service if you do

not file an answer.

You have the right to be represented by a lawyer in this case. If you want a lawyer awyer in this case. If you want a lawyer and cannot afford one, the Court will appoint a lawyer for you. You may contact the Cherokee County, NC Clerk of Superior Court immediately to ask for a Court-appointed lawyer. If you are represented by a lawyer appointed previously in an abuse prefect or decorders. abuse, neglect or dependency case, that lawyer will continue to represent you un-less the Court orders otherwise. A lawyer has been temporarily assigned to represent you in this case. You are encouraged to contact immediately the Cherokee County, NC Clerk of Superior Court to learn the lawyer who has been temporarily assigned to represent you. At the first hearing, the Court will determine whether you qualify for a court-appointed lawyer. If you do not qualify, the lawyer now assigned to represent you will be released. This is a new case, and any lawyer appointed to represent you in another case will not represent you in this case unless the Court appoints that person again. You may contact the Clerk of Superior Court in writing at the following address: Clerk of Superior Court; Cherokee County Courthouse; 75 Peachtree Street; Murphy, North Carolina 28906. You may contact the Clerk of Superior Court by telephone by calling the following number:

You are entitled to attend any hearing af-fecting your parental rights. If you provide your address to the Clerk of Superior Court, the Clerk will mail you notice of date, time and location of any hearing conducted in the above-captioned matter. This the 26th day of March, 2014. R. Scott Lindsay
Attorney for the Cherokee County **Department of Social Services**

P 0 Rox 580 Murphy, North Carolina 28906 Telephone No: (828) 837-2921; Fax No: (828) 837-2707

T(Apr2.9.16)B

ESTATE NO. 2014-15

IN THE PROBATE COURT
COUNTY OF TOWNS
STATE OF GEORGIA
IN RE: ESTATE OF
David James Griffith, DECEASED

AN ORDER FOR SERVICE WAS GRANTED BY THIS COURT ON March 26, 2014, REQUIRING THE FOLLOWING:

THE FOLLOWING:

TO: Jeffrey Keith Griffith
(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 above referenced petition, in this Court on or before April 28, 2014.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All plead-

ings/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. 48 River St. Suite C

Hiawassee, GA 30546 706-896-3467 David Rogers Judge of the Probate Court By: Kerry L. Berrong Clerk/Deputy Clerk of the Probate Court

NOTICE OF SALE UNDER POWER GEORGIA, TOWNS COUNTY
THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR ATTEMPTING 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 Nancy J Schaper to Bank of America, NA, dated October 28, 2002, recorded in Deed Rook 268, Page 400 Towns County Geografie Book 268, Page 490, Towns County, Georgia Records, as last transferred to Nationstar Mortgage LLC by assignment recorded in Deed Book 524, Page 498, Towns County, Georgia Records, conveying the after-described property to secure a Note in the riginal principal amount of ONE HINDRED. original principal amount of ONE HUNDRED FIFTY-TWO THOUSAND TWO HUNDRED AND 0/100 DOLLARS (\$152,200.00), 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 May, 2014, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOE The debt secured by each Security 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 (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 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. Nationstar Mortgage LLC is the holder of the Security Deed to the property in accor-dance with OCGA § 44-14-162.2. The entity dance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: NationStar Mortgage LLC, 350 Highland Drive, Lewisville, TX 75067, 888-850-9398x3705. To the best knowledge and belief of the undersigned, the party in possession of the property is Blake R. Schaper or a tenant or tenants and said property is more commonly known as 2047 Red Plow Terrace. Clayton. Georgia 30525. The sale Terrace, Clayton, Georgia 30525. 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. Nationstar Mortgage LLC as Attorney in Fact for Nancy J Schaper McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/ mtj 5/6/14 Our file no. 5269611-FT2 EXHIBIT "A" All that tract or parcel of land lying and being in Land Lot 86, 1st District, Towns County, Georgia, being shown as 0.39 acre according to that certain plat of survey for Barbara Payne, aka Barbara Schaper by La-mar Edwards & Associates, Inc. of Clayton County, Georgia, dated December 13, 1994

and revised December 20, 1994, and being

more particularly described as follows: To find the true point of beginning, begin at

the common corner of Land Lots 94, 95 and

87 and 86 said district and county; running thence south 27 degrees 12 minutes east a

distance of 1596.8 to the true point of beginning; running thence south 69 degrees 35 minutes east a distance of 168.1 feet to

a point; running thence south 1 degree 15 minutes west a distance of 72.7 feet to a point; running thence north 77 degrees 57

minutes west a distance of 58.2 feet to a point; running thence north 88 degrees 46 minuets west a distance of 54.1 feet to a

point; running thence north 81 degrees 12 minutes west a distance of 96.9 feet to a point; running thence north 26 degrees 11

minutes east a distance of 115 0 feet to the

true point of beginning. Being that parcel of land conveyed to Nancy Schaper from

Barbara Schaper, a/k/a Barbara Payne by that deed dated 12/N/A/1994 and recorded

01/23/1995 in Deed Book 132, at Page 571

of the Towns County, Ga Public Registry. Tax Map Reference: 93-21A MR/mtj 5/6/14 Our file no. 5269611 - FT2

GEORGIA, TOWNS COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from KAREN A. SHAW to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ONE REVERSE MORTGAGE, LLC, dated August 24, 2012 recorded Sarbamber 14. August 24, 2012, recorded September 14, 2012, in Deed Book 519, Page 728, Towns County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Forty-Four Thousand Five Hundred and 00/100 dollars (\$244,500.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Reverse Mort-gage Solutions, Inc., there will be sold 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 May, 2014, all property described in said Security Deed including but not limited to the following described property: TAX ID NUMBER(S): HO03 412 LAND SITUATED IN THE COUNTY OF TOWNS

IN THE STATE OF GA
ALL THAT TRACT OR PARCEL OF LAND LYING ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 117 & 118, 18TH DISTRICT, 1ST SECTION, TOWNS COUNTY, GEORGIA CONTAINING 0.167 ACRES AND BEING LOT TWELVE (12) OF PLANTATION VILLAS AS SHOWN ON A PLAT OF SURVEY BY LANDTECH SERVICES INC., JAMES L. ALEXANDER, R.L.S. # 2653, DATED 09/20/07 AND REVISED 09/26/07 AND AS RECORDED IN PLAT BOOK 37, PAGE 246 AND SHOWN IN PLAT BOOK 29, PAGE 164 TOWNS COUNTY RECORDS WHICH DESCRIPTION ON SAID PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF. ENCE AND MADE A PART HEREOF. COMMONLY KNOWN AS: 402 LONG VIEW DRIVE, HIAWASSEE, GA 30546

Said legal description being controlling, however the property is more commonly known as 402 LONG VIEW DRIVE, HIAWAS-SFF GA 30546

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all ex-penses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed and Note. Said property will be sold on an "as-is" ba-is without any representation, warranty or

sis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: 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; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief

of the undersigned, the owner and party in possession of the property is KAREN A. SHAW, THE ESTATE AND/OR HEIRS-AT-LAW

OF KAREN A. SHAW, or tenants(s). 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

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Reverse Mortgage Solutions, Inc., Loss Mitigation Dept., 2727 Spring Creek Dr, Spring, TX 77373, Telephone Number: 866-503-5559.

REVERSE MORTGAGE SOLUTIONS, INC.

as Attorney in Fact for KAREN A. SHAW

KARLEN A. SHAW
THE BELOW LAW FIRM MAY BE HELD TO
BE ACTING AS A DEBT COLLECTOR, UNDER
FEDERAL LAW. IF SO, ANY INFORMATION
OBTAINED WILL BE USED FOR THAT PUR-

Attorney Contact: Rubin Lublin, LLC, 3740 Davinci Court, Suite 150, Peachtree Cor-

www.rubinlublin.com/property-listings.

T(Apr9,16,23,30)B

NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER
GEORGIA, TOWNS COUNTY
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING 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 Stephen E Patton and Paige H Patton to Americas First Home Mortgage Co., Inc., dated
March 15. 2007. recorded in Deed Book

March 15, 2007, recorded in Deed Book 399, Page 799, Towns County, Georgia Re-cords, as last transferred to PNC Bank, National Association successor by merger to National City Bank by assignment recorded in Deed Book 547, Page 634, Towns County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED THIRTY-NINE THOUSAND TWO HUNDRED AND 0/100 DOLLARS (\$239,200.00), with interest thereon as set forth therein, there will be sold at public outcry to the high-est 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 May, 2014, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and it bereby declared due 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 re-maining in default, this sale will be made for the purpose of paying the same and all for the purpose of paying the same and all expenses of this sale, as provided in Secu-rity 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, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. PNC Bank, Nation-al Association successor by merger to Na-tional City Bank is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: PNC Mortgage, 3232 Newmark Drive, Miamisburg, 0H 45342, 800-523-8654. To the best knowledge and belief of the undersigned, the party in possession of the property is Stephen E Patton or a tenant or tenants and said property is more commonly known as 1204 Dogwood Trail, Hiawassee, Georgia 30546 The sale will be conducted. 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 holder of the security deed. PNC Bank, National Association successor by merger to National City Bank as Attorney in Fact for Stephen E Patton and Paige H Patton McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/ jgn 5/6/14 Our file no. 5310611-FT8 EXHIBIT "A" All that tract or parcel of land lying and being in LL 150, 18th District, 1st Section, Towns County, and being Tract 1, containing 0.50 acres, more or less as shown on a plat of survey for Joseph E. Reece and Teresa Reece, by Northstar Land Surveying, Inc., W. Gary Kendall, RLS, Dated 1-23-01, and recorded in Plat Book 26, Page 135, Towns County, Georgia records, said plat being incorporated herein by reference; together with all of Grantor's right, title and interest to that land lying and between the centerline of Dogwood Trail and the afore-described lot, subject to the road right of way; and together with all the Grantor's right, title and interest to that land lying below the 1933 foot contour line of Lake Chatuge and adjacent to the Southern most line of said tract (shown as "Lla" on said plat of survey), for access to and from the waters of Lake Chatuge as the same flucwaters of Lake Chaluge as the same fluc-tuate, and subject to the easement rights of the Tennesee Valley Authority. The afore-described property being known as 1204 Dogwood Trail, Hiawassee, Georgia 30546. Also conveyed herewith is a perpetual, non-exclusive 10 foot easement for access to Lake Chatuge over and across the 10 foot easement shown across Tract 2, as shown on a plat of survey done by Northstar Surveying & Mapping, Inc., dated January 23, 2001, revised December 27, 2006 and recorded at Plat Book 37, Page 26 and adjacent to the Southern strip of land leading to Lake Chatuge. Grantor herein reserves perpetual, non-exclusive 10 foot easement 10 feet in width over and across the 10 foot easement shown on Tract 1 as shown on the revised plat of survey referenced above leading from Dogwood Trait to enced above leading from Dogwood Trail to the 1933 contour line. MR/jgn 5/6/14 Our file no. 5310611 - FT8

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 WESLEY contained in a security been from wesler J. BERRY to UNITED COMMUNITY BANK, dated July 3, 2009, recorded July 7, 2009, in Deed Book 458, Page 705 and re-recorded in Deed Book 459, Page 38, Towns County, Georgia records, as last modified by Modification of Security Deed dated April 11, 2011, recorded in Deed Book 494, Page 380, Towns County, Georgia records, Page 380, lowns county, eeorgia records, said Security Deed being given to secure a Note from WESLEY J. BERRY and MELODY D. LANKFORD dated April 11, 2011, in the original principal amount of One Hundred Sixty One Thousand Eight Hundred Three and 33/100 (\$161,803.33) Dollars, with inspect from date at a rate per cent per and. and 33/100 (\$161,803.33) 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 May, 2014, the following described property:
All that tract or parcel of land lying and being in Land Lots 90 and 91, 17th District,
1st Section, Towns County, Georgia, being designated as Lot 18, The Woodlands
Subdivision, containing 1.78 acres, more

Subdivision, containing 1.78 acres, more or less, as shown on a plat of survey by Landtech Services, Inc., dated January 8, 2007 recorded in Plat Book 38, Pages 251-253, Towns County, Georgia Records, which description on said plat is incorporated bergin by reference and made a part rated herein by reference and made a part Also herewith is a non-exclusive perpetual

easement for Ingress, Egress and Utilities along Red Bud Lane as shown on the above referenced plat of survey. Subject to Restrictive Covenants as recorded in Deed Book 458, Page 331, Towns County, Georgia Records.

Subject to all matters appearing on the above referenced plat of survey.

The debt secured by said Security Deed has been and is hereby declared due be-cause of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner pro-vided 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 in-spection 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 WESLEY J. BERRY or a tenant or tenants.
UNITED COMMUNITY BANK,
as attorney in Fact for WESLEY J. BERRY

L. Lou Allen Stites & Harbison, PLLC 520 West Main Street Blue Ridge, Georgia 30513 (706) 632-7923 File No. 7484A-03639 THIS LAW FIRM IS ATTEMPTING TO COL-LECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.