

North Georgia News

Legal Notices for January 9, 2019

NOTICE OF SERVICE BY PUBLICATION
JAMES B. NUTTER & COMPANY vs. NINA B. SEYMOUR & GEORGE D. SEYMOUR
CIVIL ACTION NO.: 18-CV-212-PJI
SUPERIOR COURT OF UNION COUNTY, GEORGIA
To: NINA B. SEYMOUR & GEORGE D. SEYMOUR
The above-styled Motion for Service by Publication having been read and considered; and it appearing Plaintiff has taken diligent steps to search for Defendants Nina B. Seymour & George D. Seymour, and has satisfied all requirements for service of process by publication; IT IS THEREFORE ORDERED that Plaintiff's Motion is hereby GRANTED and that service shall issue on Defendants Nina B. Seymour & George D. Seymour by publication as provided by law. SO ORDERED THIS 1st day of November 2018. Judge, Superior Court of Union County Prepared and presented by: s/David S. Perrie, Bar No. 572530, Khristie Kelly Bar No. 412755 Attorneys for Plaintiff PERRIE & ASSOCIATES, LLC 100 Galleria Parkway Suite 1170 Atlanta, Georgia 30339 770.579.2700 Phone 404.214.6686 Fax davidperrie@perrielaw.com kkelly@perrielaw.com

N(Dec19,26,Jan2,9)B

STATE OF GEORGIA
UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Doris Lee Murphy, All debtors and creditors of the estate of Doris Lee Murphy, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 20th day of December, 2018.
By: Daniel Joseph Payne
41 Allen Dr.
Blairsville, GA 30512

N(Dec26,Jan2,9,16)B

STATE OF GEORGIA
UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Marie Bound, All debtors and creditors of the estate of Marie Bound, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 20th day of December, 2018.
By: Christine Bound Lee
676 Wilmar Cir.
Blairsville, GA 30512

N(Dec26,Jan2,9,16)B

STATE OF GEORGIA
UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Ruth Jean Handy, All debtors and creditors of the estate of Ruth Jean Handy, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 14th day of December, 2018.
By: Deborah Lynn Savery
125 Lazy Pines Ln.
Blairsville, GA 30512

N(Dec19,26,Jan2,9)B

STATE OF GEORGIA
UNION COUNTY

NOTICE OF INTENT TO DISSOLVE

The name of the corporation is Nash Custom Cabins, Inc. The date the dissolution was authorized was December 21, 2018. Dissolution of the corporation was duly approved by the shareholders in accordance with O.C.G.A. § 14-2-1402. This document shall be effective on: December 31, 2018 at 11:59pm.
The undersigned does hereby certify that a request for publication of a notice of intent to voluntarily dissolve the corporation along with the publication fee of \$40 has been forwarded to the official organ of the county of the registered office as required by O.C.G.A. §14-2-1403.1(b).
In witness whereof, the undersigned has executed this Notice of Intent to Dissolve on December 21, 2018
Eugene Nalascchi, Officer

N(Jan2,9)P

NOTICE OF SALE

Notice is given that Q-Bicals Self-Storage will sell the contents of rental unit #24, said contents belonging to Samuel Dempsey. Said sale will take place on Thursday, January 17th at 9:00AM outside the Q-Bicals Self-Storage units, located at 26 Loudermilk Rd. Blairsville, GA.

N(Jan2,9)B

NOTICE OF INCORPORATION

Notice is given that Articles of Incorporation that will incorporate Durable Medical Equipment on Loan, Inc., have been delivered to the Secretary of State for filing in accordance with the Georgia Professional Corporation Code. The initial registered office of the corporation is located at 897 Wilmar Cir., Blairsville, GA 30512, Union County, and its initial registered agent at such is Millard Blanchard.

N(Jan2,9)P

NOTICE OF UNCLAIMED PROPERTY

VALUE AT MORE THAN \$75.00
Pursuant to O.C.G.A. 17-5-54, any party claiming an interest in the following property is hereby notified that on November 27, 2018, said property was located in the evidence room of the Union County Sheriff's Office in Union County, Georgia.
Item
Marlin 30-30 rifle serial #2707xxxx
Marlin 22cal rifle serial #1666xxxx
Remington 22cal rifle
Winchester 12gauge shotgun serial #L236xxxx
Tapco sks rifle serial #3xxxx
Remington 30-06 rifle serial # A745xxxx
Remington 12gauge shotgun 2pc serial #13xxxx
Firestar 45cal magazine
Sks magazine
OFI 25cal pistol serial#AM1XXXX
Pistol magazines
Misc. ammunition
Interarms Star 45cal pistol serial #054xxx

Any party claiming an interest in said property is hereby further notified that you must file a claim in accordance with O.C.G.A. 17- within 30 days of the fourth publication of the Notice of Disposition of Unclaimed Property in the North Georgia News by serving said claim to the undersigned seizing agency by certified mail, return receipt requested. The serial numbers to the above listed items have been partially hidden, owner must be able to prove which case the items was seized from and have valid proof of purchase indicating the complete serial number.

Mack Mason, Sheriff
Union County, Ga.
378 Beasley Street
Blairsville, Ga. 3051
(706)439-6066

N(Jan9,16,23)B

IN THE SUPERIOR COURT OF FANNIN COUNTY
STATE OF GEORGIA

Tarrisa Clark, Plaintiff
Cody Clark, Defendant
TO: Cody Clark
126 Jones Street, Apt C6
Blue Ridge, GA 30513
Civil Action No: 2018V507
NOTICE OF PUBLICATION
By Order for service by publication dated the 3 day of January, 2019, you are hereby notified that on the 19 day of November, 2018, Tarrissa Clark filed suit against you for Complaint for Divorce.
You are required to file with the Clerk of the Superior Court and to serve upon plaintiff, Tarrissa Clark, an Answer in writing within sixty (60) days of the date of the order for publication.
Witness, the Honorable John Worcester, Judge of this Superior Court.
This the 3 day of January, 2019
Dana Chastain,
Clerk, Superior Court

N(Jan9,16,23,30)B

NOTICE OF SALE UNDER POWER,
UNION COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Lori Gavin aka Lori A. Gavin and Timothy Gavin to Mortgage Electronic Registration Systems, Inc. as a nominee for Bank of England dated 11/15/2016 and recorded in Deed Book 1055 Page 663 Union County, Georgia records; as last transferred to or acquired by PennyMac Loan Services, LLC, conveying the after-described property to secure a Note in the original principal amount of \$142,373.00, 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 Union County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on February 5, 2019 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

All that tract or parcel of land lying and being in Land Lot 124, 8th District, 1st Section, Union County, Georgia, being Lot 23, containing 1.11 acres, more or less, of the Notla Vista, II Sub-division, as per plat of survey by Jack Stanley, Union County, Surveyor, dated April 1984 and recorded in Plat Book P, Page 14, Union County, Georgia Records, which plat is by reference incorporated herein and made a part hereof. The property is subject to all matters as shown on the aforesaid plat.

The property is subject to the Covenants and Restrictions as recorded in Deed Book 133, Pages 456-458, Union County, Georgia Records.
The property is subject to a Flowage Easement as recorded in Deed Book EE, Pages 358-361, Union County, Georgia.
Grantor hereby grants and conveys to grantee the right of access in and to the waters of Lake Nottley over and across that portion of the flowage easement in favor of the United States of America, from Mary Poteete Davenport to the United States of America dated December 22, 1941, recorded in Deed Book EE, Page 358, which immediately joins the lake access easement which crosses Lot 16, said subdivision, the access over Lot 16 within the easement and to the waters over Lake Nottley being non-exclusive and subject to the rights of others to use the same.

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 is commonly known as 260 Notla Vista II, Blairsville, GA 30512 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 possession of the subject property is (are): Timothy Gavin and Lori Gavin aka Lori A. Gavin or tenant or tenants.

PennyMac Loan Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.
PennyMac Loan Services, LLC
Loss Mitigation
3043 Townsgate Road #200, Westlake Village, CA 91361
1-866-549-3583
Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.
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) unpaid water or sewage bills that constitute 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 redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) 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 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 non-judicial 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 immediately above.
U.S. Bank National Association, as Trustee for Asset Backed Pass-Through Certificates, Series 2005-HE1 as agent and Attorney in Fact for Douglas Alan Dowdy and Sara A Dowdy Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
1017-2729A
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-2729A

N(Jan9,16,23,30)P

NOTICE OF SALE UNDER POWER,
UNION COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Douglas Alan Dowdy and Sara A Dowdy to Mortgage Electronic Registration Systems, Inc., as nominee WMC Mortgage Corp. dated 2/28/2005 and recorded in Deed Book 569 Page 585 Union County, Georgia records; as last transferred to or acquired by U.S. Bank National Association, as Trustee for Asset Backed Pass-Through Certificates, Series 2005-HE1, conveying the after-described property to secure a Note in the original principal amount of \$327,000.00, 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 Union County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on February 5, 2019 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

All that tract or parcel of land lying and being in Land Lot 250, 9th District, 1st Section, Union County, Georgia, being shown as Lot Fifteen (15) containing 1.0 acre and Lot Sixteen (16) containing 1.0 acre, on a plat of survey by Learned Engineering and Development, Inc., dated 3/17/89 and recorded in Plat Book W page 63 Union County records, which description on said plat is hereby incorporated by reference and made a part hereof.
The property is subject to the road easement as shown on said plat.
The property is subject to the restrictions recorded in Deed Book 142 pages 28-31, amended in Deed Book 365 page 477 Union County records.

The property is subject to an easement to Blue Ridge Mountain EMC recorded in Deed Book 168 page 499 Union County records.
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 is commonly known as 1212 Saddle Ridge Court, Blairsville, GA 30512 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 possession of the subject property is (are): Dowdy Family Home Trust or tenant or tenants.

Ocwen Loan Servicing, LLC is the entity or individual 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
Suite 100
West Palm Beach, FL 33409
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.
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) unpaid water or sewage bills that constitute 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 redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) 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 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 non-judicial 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 immediately above.
U.S. Bank National Association, as Trustee for Asset Backed Pass-Through Certificates, Series 2005-HE1 as agent and Attorney in Fact for Douglas Alan Dowdy and Sara A Dowdy Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.
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NOTICE OF SALE UNDER POWER
GEORGIA, UNION 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 Jeffrey A. Buzzard to Mortgage Electronic Registration Systems, Inc. as nominee for Community & Southern Bank its successors and assigns, dated August 18, 2014, recorded in Deed Book 982, Page 711, Union County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 1092, Page 414, Union County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 1067, Page 226, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-SEVEN THOUSAND ONE HUNDRED TWO AND 0/100 DOLLARS (\$157,102.00), 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 Union 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 February, 2019, 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 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, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Lakeview Loan Servicing, LLC is the holder of the Security Deed to the property in accordance 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: M&T Bank , P.O. Box 1288, Buffalo, NY 14240, 800-724-1633. To the best knowledge and belief of the undersigned, the party in possession of the property is Jeffrey A. Buzzard or a tenant or tenants and said property is more commonly known as 31 Chosen Ridge, Morganton, Georgia 30560. 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. Lakeview Loan Servicing, LLC as Attorney in Fact for Jeffrey A. Buzzard McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net EXHIBIT "A" All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lot 52, of Union County, Georgia, and containing 1.500 acres, more or less, as shown on a plat of survey by Cleveland & Cox Land Surveying, LLC, dated October 27, 2013, and recorded in Union County, Georgia records in Plat Book 67, Page 20. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. Also conveyed is a non-exclusive perpetual easement for the use of Chosen Ridge for ingress and egress to the above described property. MR/ttg 2/5/19

Our file no. 594917 - FT5

N(Jan9,16,23,30)B

STATE OF GEORGIA
COUNTY OF UNION

NOTICE OF SALE UNDER POWER

Under and by virtue of the power of sale contained in a Security Deed from STEVE D. ELLER to UNITED COMMUNITY BANK, dated January 5, 2005, recorded January 7, 2005, in Deed Book 560, Page 54, Union County, Georgia records, as last modified by Modification of Security Deed dated August 15, 2014 recorded September 12, 2014 in Deed Book 985, Page 476, Union County, Georgia records; also that certain Assignment of Rents dated August 15, 2014 in Deed Book 986, Page 76, Union County, Georgia records, said Security Deed being given to secure a Note from STEVE D. ELLER dated August 15, 2014, in the original principal amount of Seven Hundred Eighty Three Thousand Three Hundred Eighty Five and 42/100 (\$783,385.42) Dollars, with interest due thereon 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 Union County, Georgia, within the legal hours of sale on the first Tuesday in February, 2019, the following described property:

All that tract or parcel of land lying and being in Land Lot 273, 9th District, 1st Section, Union County, Georgia, being shown as Tract Two (2), containing 1.417 acres, on a plat of survey by Rochester & Associates, Inc., dated 12/22/98, recorded in Plat Book 44, Page 176, Union County records, which description on said plat is hereby incorporated by reference and made a part hereof. The property is subject to a gravel drive 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). 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 STEVE D. ELLER or a tenant or tenants.

UNITED COMMUNITY BANK,
as attorney in Fact for STEVE D. ELLER
L. Lou Allen
Stiles & Harbison, PLLC
303 Peachtree Street, N.E., Suite 2800
Atlanta, Georgia 30308
(404) 739-8893
File No. 7484A-03861

N(Jan9,16,23,30)B