

# North Georgia News

## Legal Notices for November 6, 2019

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Lucille Dockery,  
All debtors and creditors of the estate of Lucille Dockery, 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 18th day of October, 2019.  
By: Mark Wayne Dockery  
121 Jewell Mason Rd.  
Blairsville, GA 30512  
N(Oct23,30,Nov6,13)

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Veatrice Winn Floyd,  
All debtors and creditors of the estate of Veatrice Winn Floyd, 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 18th day of October, 2019.  
By: James Kirtland Floyd  
375 Broadmoor Way  
Johnston, NC 27520  
N(Oct23,30,Nov6,13)

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Kenneth Christopher Guettler,  
All debtors and creditors of the estate of Kenneth Christopher Guettler, 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 18th day of October, 2019.  
By: George Holland  
51 Jason Ln.  
Blairsville, GA 30512  
N(Oct23,30,Nov6,13)

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Joyce Elizabeth Tanner,  
All debtors and creditors of the estate of Joyce Elizabeth Tanner, 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 18th day of October, 2019.  
By: Angela Elaine Young  
895 Honeysuckle Ln.  
Blairsville, GA 30512  
N(Oct23,30,Nov6,13)

**NOTICE**  
Notice is given that Articles of Incorporation that will incorporate Stan Gunter for Georgia, Inc. have been delivered to the Georgia Secretary of State for filing in accordance with the Georgia Nonprofit Corporation Code. The initial registered office of the Corporation is located at 43 Earnest Drive, Blairsville, Georgia 30512 and its initial registered agent at such address is Cary Cox, Esq.  
N(Oct30,Nov6)

**NOTICE OF SALE**  
Be advised that the personal property listed below, presently at Mountain Country Storage Inc., 118 Mtn Country Lane, Blairsville, GA 30512, (706) 632-7422, will be sold at public auction on November 18, 2019 at 10:00 am to the highest bidder. Auction will be held on www.storage-treasures.com and will start October 31, 2019 at close November 18, 2019 at 10:00 am. Said property will be sold to recover outstanding charges in accordance with the leasing agreements executed between Mountain Country Storage Inc and the below named parties. The property and the location of the same are as follows:  
Unit #2 – Mark Sullivan: Bicycles, Bed frames, Misc. household furniture, Tire, Grill, Ladders, Misc. painting equipment, Paint sprayers, Air compressor, Baker scaffolding  
N(Oct30,Nov6)

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Vera Gaskin Shealy,  
All debtors and creditors of the estate of Vera Gaskin Shealy, 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 25th day of October, 2019.  
By: Torrence Wolfe Shealy  
2727 Bucknell Ave.  
Charlotte, NC 28207  
N(Oct30,Nov6,13,20)

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Quida Ayers Moore,  
All debtors and creditors of the estate of Quida Ayers Moore, 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 25th day of October, 2019.  
By: Nancy Ayers Holloway  
149 South Sugar Creek Rd.  
Eatonton, GA 31024  
N(Oct30,Nov6,13,20)

**IN THE PROBATE COURT OF UNION COUNTY  
STATE OF GEORGIA  
IN RE: ESTATE OF  
JOSE VERHOEVEN LUSBY, DECEASED  
ESTATE NO. 19-52  
NOTICE**  
IN RE: Petition to Probate Will in Solemn Form and for Letters of Administration with Will Annexed  
TO: Robert Emile Dauphin, Lee Christian Dauphin  
[List here all interested parties 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 November 25, 2019.  
BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.  
Dwain Brackett  
Judge of the Probate Court  
By: Kristin Stanley  
Clerk of the Probate Court  
65 Courthouse St., Suite 8  
Blairsville, GA 30512  
Address  
(706) 439-6006  
Telephone Number  
N(Oct30,Nov6,13,20)

**NOTICE**  
(For Discharge from Office and all Liability)  
**PROBATE COURT OF UNION COUNTY**  
RE: PETITION OF CYNTHIA M. SUTTON FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF HELEN ALLENE COLLINS, DECEASED.  
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 November 18, 2019.  
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.  
Dwain Brackett  
Probate Judge  
By: Kristin Stanley  
Probate Court Clerk  
65 Courthouse Street  
Blairsville, GA 30512  
(706) 439-6006  
N(Nov6)

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Anceberry Burnette,  
All debtors and creditors of the estate of Anceberry Burnette, 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 1st day of November, 2019.  
By: Johnny C. Burnett  
58 Robertson Cir.  
Blairsville, GA 30512  
N(Nov6,13,20,27)

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Edythe D. Whitten,  
All debtors and creditors of the estate of Edythe D. Whitten, 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 1st day of November, 2019.  
By: William M. Duncan  
781 N. Horse Prairie Rd.  
Inverness, FL 34450  
N(Nov6,13,20,27)

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Herbert M. Pennington,  
All debtors and creditors of the estate of Herbert M. Pennington, 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 1st day of November, 2019.  
By: Hellen B. Pennington  
5048 Cheltingham Court  
Sugar Hill, GA 30518  
N(Nov6,13,20,27)

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Nina Geraldine Queen,  
All debtors and creditors of the estate of Nina Geraldine Queen, 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 1st day of November, 2019.  
By: Craig Roberts Queen  
789 Bellemead Ave., NW  
Atlanta, GA 30318  
N(Nov6,13,20,27)

**IN THE PROBATE COURT  
COUNTY OF UNION  
STATE OF GEORGIA  
IN RE: ESTATE OF  
TIM DONOVAN KIRTLEY, DECEASED  
ESTATE NO. 19-141  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE**  
Wanda Kirtley has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Tim Donovan Kirtley, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before December 2, 2019. 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.  
Dwain Brackett  
PROBATE JUDGE  
By: Kristin Stanley  
PROBATE CLERK  
65 Courthouse St., Ste. 8  
Blairsville, GA 30512  
(706) 439-6006  
N(Nov6,13,20,27)

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Andrew Steele,  
All debtors and creditors of the estate of Andrew Steele, 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 1st day of November, 2019.  
By: Joan Anne "Sallye" Jude  
416 Viscaya Avenue  
Coral Gables, FL 33134  
N(Nov6,13,20,27)

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE TO DEBTORS AND CREDITORS**  
RE: Estate of Loyal Gene Sprayberry,  
All debtors and creditors of the estate of Loyal Gene Sprayberry, 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 1st day of November, 2019.  
By: Kelly Gene Sprayberry  
2414 Josh Court SW  
Marietta, GA 30064  
Wade Louis Sprayberry  
257 Windy Hill Rd.  
Blairsville, GA 30512  
N(Nov6,13,20,27)

**NOTICE OF FORECLOSURE  
OF EQUITY OF REDEMPTION**  
TO: WATERFRONT GROUP QUEENS GAP, LLC, FALLING RIVER LTD, LLC, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW.  
RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et seq.).  
TAKE NOTICE THAT:  
This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax Sale Deed.  
The right to redeem the following described property, to wit:  
All that tract or parcel of land lying and being in Land Lot 320, 9th District, 1st Section of Union County, Georgia, containing 0.55 acres, more or less and bounded, now or formerly, as follows: on the North by Highway 515 W; on the East by property of Eddie Seabolt; on the South by property of Kathy J. Brandenburg; on the West by property of James & Linda Tromanhauser; and on the Northwest by Summer Cove Road.  
This being a portion of Parcel 2 as described in Deed Book 863, Page 331, Union County, Georgia Records.  
A portion of this property is shown as "N/F C.E.W." on a plat of survey for C.E.W., made by James C. Jones, RLS #2298, dated September 22, 2005 and recorded in Plat Book 59, Page 7, Union County, Georgia.  
As described as a portion of Parcel 2 in Deed Book 863, Page 331. Further described as Map & Parcel 040013A.  
will expire and be forever foreclosed and barred on and after December 13, 2019.  
The tax deed to which this notice relates is dated the 4th day of September, 2018, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1125 at Pages 512-513.  
The property may be redeemed at any time before December 13, 2019, by payment of the redemption price as fixed and provided by law to the undersigned name at the following address:  
Akins & Davenport, PC  
P.O. Box 923  
Blairsville, GA 30514  
PLEASE BE GOVERNED ACCORDINGLY.  
Daniel J. Davenport  
Akins & Davenport, PC  
Attorney for Queens Gap Property Owners Association, Inc.  
Georgia Bar No. 821237  
80 Town Square  
P.O. Box 923  
Blairsville, GA 30514  
(706) 745-0032  
N(Nov6,13,20,27)

**NOTICE OF FORECLOSURE  
OF EQUITY OF REDEMPTION**  
TO: E. SWAIN STEWART, WANDA E. STEWART, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW.  
RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et seq.).  
TAKE NOTICE THAT:  
This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax Sale Deed.  
The right to redeem the following described property, to wit:  
All that tract or parcel of land lying and being in Land Lot 114, 16th District, 1st Section of Union County, Georgia, containing 1.637 acres, more or less, and being shown as Tract II on a plat of survey by Rochester & Associates, dated April 14, 1995, filed and recorded in Plat Book 33, Page 53, Union County records, which description is incorporated herein by reference hereto for a full and complete description.  
THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.  
As described in Deed Book 501, Page 591. Further described as Map & Parcel 109116.  
will expire and be forever foreclosed and barred on and after December 13, 2019.  
The tax deed to which this notice relates is dated the 4th day of September, 2018, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1125 at Pages 499-500.  
The property may be redeemed at any time before December 13, 2019, by payment of the redemption price as fixed and provided by law to the undersigned name at the following address:  
Akins & Davenport, PC  
P.O. Box 923  
Blairsville, GA 30514  
PLEASE BE GOVERNED ACCORDINGLY.  
Daniel J. Davenport  
Akins & Davenport, PC  
Attorney for Caroline Bonfante Lucas  
Georgia Bar No. 821237  
80 Town Square  
P.O. Box 923  
Blairsville, GA 30514  
(706) 745-0032  
N(Nov6,13,20,27)

**NOTICE OF FORECLOSURE  
OF EQUITY OF REDEMPTION**  
TO: JOHN YEEND, AS TRUSTEE OF THE NANCY N. MATHERS REVOCABLE TRUST A/K/A NANCY N. WEATHERS-MATHERS TRUST, DATED OCTOBER 29, 1989, HEIRS OF NANCY N. WEATHERS-MATHERS, KNOWN OR UNKNOWN, ESTATE OF JOHN YEEND BY AND THROUGH ITS DULY QUALIFIED EXECUTOR, SEBASTIAN YEEND, HEIRS OF JOHN YEEND, KNOWN OR UNKNOWN, ALLYSSA BENEFIELD, BRYCE CARTER, TRACY CARTER, MALLORY VANGYZEN, BEVERLY JONES, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW.  
RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et seq.).  
TAKE NOTICE THAT:  
This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax Sale Deed.  
The right to redeem the following described property, to wit:  
All and only that parcel of land designated as Tax Parcel 022 065 A11, lying and being in Land Lot 217 of the 9th Land District, 1st Section, Union County, Georgia, containing 1.00 acre, more or less, being Lot 11, shown in Plat Book U, Page 277, and being a portion of the property described in Deed Book 173, Page 380, the description contained therein being incorporated herein by this reference.  
will expire and be forever foreclosed and barred on and after December 13, 2019.  
The tax deed to which this notice relates is dated the 7th day of February, 2017, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1065 at Page 654.  
The property may be redeemed at any time before December 13, 2019, by payment of the redemption price as fixed and provided by law to the undersigned name at the following address:  
Akins & Davenport, PC  
P.O. Box 923  
Blairsville, GA 30514  
PLEASE BE GOVERNED ACCORDINGLY.  
Daniel J. Davenport  
Akins & Davenport, PC  
Attorney for Michael Francis Baker  
Georgia Bar No. 821237  
80 Town Square  
P.O. Box 923  
Blairsville, GA 30514  
(706) 745-0032  
N(Nov6,13,20,27)

**STATE OF GEORGIA  
UNION COUNTY  
NOTICE OF FORECLOSURE  
OF RIGHT TO REDEEM**  
To: (1) Estate of James A. Valentine; (2) Unknown Administrators, Heirs and Assigns of Estate James A. Valentine (3) Jacqueline Valentine (4) The Sanctuary at Lake Nottely Home Owners Association, (5) Georgia Department of Revenue, (6) Union County Tax Commissioner, (7) all persons known or unknown who may claim an interest in property known as Lot 49 of The Sanctuary at Lake Nottely.  
Take notice that:  
The right to redeem the following described property, to wit (Tax Parcel 036015A49):  
All that tract or parcel of land lying and being in Land Lot 114, 9th District, 1st Section, Union County, Georgia containing 1.133 acres, more or less, and being Lot Forty-Nine (49) of The Sanctuary at Lake Nottely as shown on a plat of survey by Rochester & Associates, Inc. dated 4/23/02, as recorded in Plat Book 48, Page 71, Union County records, which description is incorporated herein by reference and made a part hereof.  
Subject to all zoning ordinances, easements and restrictions of record.  
As described in Deed Book 416, Page 118. Further described as Map & Parcel 036015A49.  
Will expire and be forever foreclosed and barred on and after the 20th day of December, 2019.  
The tax deed to which this notice relates is dated the 4th day of September, 2018, and is recorded in the office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 1125 at page 514-515.  
The property may be redeemed at any time before the 20th day of December 2019, or 30 days from service of notice, by payment of the redemption price as fixed and provided by law to John Thomas Strickland the undersigned at the following address: . 179 Shekinah Lane, Morganton, Georgia 30560.  
Please be governed accordingly.  
N(Nov6,31,20,27)

**STATE OF GEORGIA  
COUNTY OF UNION  
NOTICE OF SALE UNDER POWER**  
Because of a default under the terms of the Security Deed executed by Dawn E. Doucette-Shultz and Troy R. Shultz to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Freedom Mortgage Corporation, its successors and assigns dated November 23, 2009, and recorded in Deed Book 820, Page 94, Union County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Nationstar Mortgage LLC, securing a Note in the original principal amount of \$108,974.00, 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, December 3, 2019, 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 THE 9TH DISTRICT, 1ST SECTION, LAND LOT 175 OF UNION COUNTY, GEORGIA, CONTAINING 1.0 ACRE, MORE OR LESS, AND BEING LOT #216 OF LAKE NOTTELY SUBDIVISION, AS SHOWN ON A PLAT OF SURVEY MADE BY JACK STANLEY, UNION COUNTY SURVEYOR, DATED APRIL 15, 1980 AND RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF UNION COUNTY, GEORGIA IN PLAT BOOK J. PAGE 110, SAID PLAT READING AS FOLLOWS:  
TO REACH THE TRUE POINT OF BEGINNING, START AT THE ORIGINAL LAND LOT CORNER COMMON TO LAND LOTS 150, 151, 174 & 175; THENCE S 3 DEGREES 36 MINUTES W 537.7 FEET TO AN IRON PIN TO THE TRUE POINT OF BEGINNING; SAID IRON PIN BEING LOCATED IN THE WEST RIGHT-OF-WAY LINE OF WAYNE COLWELL ROAD; THENCE S 3 DEGREES 58 MINUTES E 284.9 FEET; THENCE N 81 DEGREES 08 MINUTES W 220.0 FEET TO AN IRON PIN; THENCE N 18 DEGREES 50 MINUTES E. 245.6 FEET TO AN IRON PIN; THENCE N 81 DEGREES 24 MINUTES E 119.7 FEET TO THE TRUE POINT OF BEGINNING. Said property is known as 186 Lakeside Drive, Blairsville, GA 30512, 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 Dawn E. Doucette-Shultz, a/k/a Dawn E. Shultz-Doucette a/k/a Dawn E. Doucette a/k/a Dawn E. Shultz a/k/a Dawn E. Schultz-Doucette a/k/a Dawn E. Schultz, successor in interest or tenant(s).  
Nationstar Mortgage LLC d/b/a Mr. Cooper as Attorney-in-Fact for Dawn E. Doucette-Shultz and Troy R. Shultz  
File no. 16-062108  
SHAPIRO PENDERGAST & HASTY, LLP\*  
Attorneys and Counselors at Law  
211 Perimeter Center Parkway, N.E., Suite 300  
Atlanta, GA 30346  
770-220-2535/CH  
shapiroandhasty.com  
\*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
N(Nov6,13,20,27)

**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 Ann D. Rich to BAHs, a Division of Bank America, FSB, dated March 26, 1996, recorded in Deed Book 245, Page 633, Union County, Georgia Records, as last transferred to Towd Point Mortgage Trust 2018-2, U.S. Bank National Association, as Indenture Trustee by assignment to be recorded in the Office of the Clerk of Superior Court of Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FIFTY-FOUR THOUSAND SEVEN HUNDRED SEVENTY-NINE AND 0/100 DOLLARS (\$54,779.00), 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 December, 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.  
Towd Point Mortgage Trust 2018-2, U.S. Bank National Association, as Indenture Trustee 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: Select Portfolio Servicing, 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032. To the best knowledge and belief of the undersigned, the party in possession of the property is Ann D. Rich and Estate Of Ann D. Rich or a tenant or tenants and said property is more commonly known as 5199 Town Creek School, Blairsville, Georgia 30512. 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. Towd Point Mortgage Trust 2018-2, U.S. Bank National Association, as Indenture Trustee as Attorney in Fact for Ann D. Rich McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www foreclosurehotline.net EXHIBIT "A" All of that tract or parcel of land lying or being in Land Lot 150, of the 16th District, 1st Section, Union County, Georgia and being more particularly described as follows: Commencing at the Northwest corner of Land Lot 150, said corner being the common corner of Land Lots 127, 128, 150 & 151; thence proceeding southerly along the west line of Land Lot 150, South 01 degrees 05 minutes 00 seconds West for a distance of 563.45 feet to the POINT OF BEGINNING, thence departing said west line of Land Lot 150 and proceeding easterly South 88 degrees 55 minutes 00 seconds East for a distance of 208.71 feet to a point; thence South 01 degrees 05 minutes 00 seconds West for a distance of 208.71 feet to a point; thence South 00 degrees 27 minutes 58 seconds West for a distance of 32.61 feet to a point; thence South 27 degrees 01 minutes 36 seconds East for a distance of 18.35 feet to a point; thence South 26 degrees 29 minutes 54 seconds East for a distance of 55.79 feet to a point; thence South 21 degrees 06 minutes 29 seconds East for a distance of 133.15 feet to a point on the northeasterly r/w of Town Creek Road (r/w varies); thence proceeding northerly westerly along the northeasterly r/w of Town Creek Road (r/w varies) the following calls: 1) North 43 degrees 11 minutes 12 seconds West for a distance of 43.29 feet to a point; 2) North 47 degrees 04 minutes 43 seconds West for a distance of 63.12 feet to a point; 3) North 50 degrees 12 minutes 55 seconds West for a distance of 61.06 feet to a point; 4) North 53 degrees 33 minutes 16 seconds West for a distance of 73.10 feet to a point; 5) North 57 degrees 16 minutes 11 seconds West for a distance of 78.26 feet to a point; 6) North 57 degrees 47 minutes 46 seconds West for a distance of 32.61 feet to a point; 7) North 61 degrees 37 minutes 30 seconds West for a distance of 9.50 feet to a point at the intersection of the northeasterly r/w of Town Creek Road (r/w varies) and the west line of Land Lot 150; thence departing said northeasterly r/w of Town Creek Road (r/w varies) and proceeding northerly along said west line of Land Lot 150, North 01 degrees 05 minutes 00 seconds East for a distance of 208.71 feet TO THE POINT OF BEGINNING. Said property contains 1.42599 acres or 62,404 square feet more or less MR/bdr 12/3/19 Our file no. 5428119 - FT  
N(Nov6,13,20,27)