North Georgia News

Legal Notices for January 8, 2020

STATE OF GEORGIA

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Jose Verhoeven Lusby,
All debtors and creditors of the estate of Jose All dentors and creators of the estate of Jose Verhoeven Lusby, 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

tate are required to make immedia to the Personal Representative(s). This 13th day of December, 2019. By: James Brown 833 Mountain Lake Blvd. Blairsville, GA 30512

IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA
Civil Action No. 19-CV-435-RG
CHRISTOPHER LEE CONGER and DIXIE JEAN CONGER.

V.
A TRACT OF LAND IN LAND LOTS 97 & 98, 16TH
DISTRICT, 1ST SECTION OF UNION COUNTY,
GEORGIA, BEING TRACT 1, CONTAINING 0.041
ACRE, AND TRACT 2, CONTAINING 0.064
ACRE, AND A TRACT OF LAND IN LAND LOT
97, 16TH DISTRICT, 1ST SECTION OF UNION
COUNTY, GEORGIA, CONTAINING 4.36 ACRES;
AND A TRACT OF LAND IN LAND LOT 97, 16TH
DISTRICT, 1ST SECTION OF UNION COUNTY,
GEORGIA, CONTAINING 2.004 ACRES; AND
ATRACT OF LAND IN LAND LOT 97, 16TH
DISTRICT, 1ST SECTION OF UNION COUNTY,
GEORGIA, CONTAINING 22.004 ACRES; AND AS
THEIR RESPECTIVE INTERESTS MAY APPEAR THEIR RESPECTIVE INTERESTS MAY APPEAR: THEIR RESPECTIVE INTERESTS MAY APPEAR:
JAMES A. STEPHENS, ESTATE OF THOMAS J.
STEPHENS, JR., HEIRS KNOWN OR UNKNOWN,
ESTATE OF MARK STEPHENS, HEIRS KNOWN
OR UNKNOWN, ESTATE OF LORRAINE TWIGGS
STEPHENS, HEIRS KNOWN OR UNKNOWN, ES-STEPHENS, HEIRS KNOWN OR UNKNOWN, ESTATE OF HELEN C. TWIGGS, HEIRS KNOWN OR UNKNOWN, ESTATE OF J.W. TWIGGS, HEIRS KNOWN OR UNKNOWN, ALL THE WORLD AND ALL PERSONS KNOWN OR UNKNOWN WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY,

SPONDENT PROPERTY, Respondents. NOTICE OF SUMMONS TO: ALL PERSONS, KNOWN OR UNKNOWN AND ALL THE WORLD who may claim adversely to Petitioners' title of those tracts of land conreducioners' title or those tracts of land contained in Land Lots 97 & 98 of the 16th District, 1st Section of Union County, Georgia; being more fully described as follows:
All that tract or parcel of land lying ad being in Land Lot 97, 16th District, 1st Section, Union

County, Georgia, and being Tract 1, containing Countly, Georgia, and being rate: 1, containing 4.36 acres, as shown on a plat of survey for Chris L. Conger and Dixie J. Conger by Blue Ridge Mountain Surveying, J. Jason Henson, G.R.L.S. # 3007, dated March 8, 2018 and filed of record on March 19, 2018 in Plat Book 70, Page 379 in the Office of the Clerk of Superior Count March 19, 2018 in Plat Book 19, 2018 in Plat Boo Court, Union County, Georgia. Said plat is in-corporated herein by reference hereto, for a full and complete description of the above described property.

a full and complete description of the above described property.

AND
All that tract or parcel of land lying and being in Land Lot 97, 16th District, 1st Section, Union County, Georgia, and being 22.004 acres, as shown on a plat of survey for Chris Conger and Dixie Conger by Cleveland & Cox Land Surveying, LLC, Roger L. Owenby, G.R.L.S. # 2763, dated April 9, 2018 and filed of record on April 26, 2018 in Plat Book 70, Page 428 in the Office of the Clerk of Superior Court, Union County, Georgia. Said plat is incorporated herein by

25, 2013 III riat about 70, Fage 423 III tue United of the Clerk of Superior Court, Union County, Georgia. Said plat is incorporated herein by reference hereto, for a full and complete description of the above described property. You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on November 20, 2019, and that by reason of an Order for Service by Publication entered by the Court on December 11, 2019, you are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioners' attorney, whose address is 80 Town Square, P.O. Box 923, Blairsville, Georgia, an answer to the Petition within thirty (30) days of the date of the Order for Service by Publication pursuant to O.C.G.A. 23-3-65(b). Witness the Honorable Raymond E. George, Judge of said Court.

This 17th day of December, 2019.

This 17th day of December, 2019. Judy L. Odom

Clerk of Superior Court, Union County

IN THE PROBATE COURT

COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
ERNEST VICTOR ROBERGE, DECEASED **ESTATE NO. 19-160**

PETITION FOR LETTERS OF ADMINISTRATION Stephen Roberge and Beth Ann Roberge has

Stephen Roberge and Beth Ann Roberge has petitioned for to be appointed Administrator(s) of the estate of Ernest Victor Roberge, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the netition must be granted. All objections to the petition must be grames. An 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 January 27, 2020. All pleadings/ob-jections 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 later dat if no objections are filed, and the next in the problem of the proble a later date. If no objections are filed, the peti-

tion 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

IN THE SUPERIOR COURT OF UNION COUNTY

DOCKET NO. 19-CV-454-PJ1 DEPARTMENT OF TRANSPORTATION

0.056 acres of land; and certain easement rights; and Danielle M. Hamborsky; William F. Hayston; Mortgage Electronic Registration Systems, Inc. (MERS); Bobbie Lovell; and Daryl Jones,

Inc. (MERS); BODDIE LOVEN; AND DATY! Jones, individually
The said named persons and any and all other persons known and unknown claiming any right, title, power, interest, ownership, equity, claim or demand in and to the lands hereinafter described, and all occupants, tenants, lessees, licensees and all holders, owners and serges of ways and assemble in across owners. users of ways and easements in, across, over and under said land are hereby notified, under the provisions of the Official Code of Georgia Annotated Sections 32-3-4 through 32-3-19, providing for the exercise of the power of

That the above stated case, being a condemnation in rem against the property hereinafter described, was filed in said Court on the day of , 20 ; That,

eminent domain by the State of Georgia, or any

of its subdivisions, or by any county of such

described, was filed in said court on the day of , 20 ; That, in accordance with provisions of the aforesaid Official Code, a Declaration of Taking, duly authorized and properly executed as provided by the Official Code, has been made and filed in said case, declaring the necessity for and exercising the power of taking the said described lands for State aid number of State aid number of state aid number of the said case. lands for State-aid public road purposes thereby vesting the title to same in the Department of Transportation; and, in pursuance of ment of Transportation; and, in pursuance of Parcel No. 32 19. such authority, the Department of Transporta-

stori audiony, the bepartment of mansporta-tion has deposited with the Clerk of the Supe-rior Court of said County \$1,400.00 as the just compensation for the said lands described; and all persons claiming such fund or any interest therein, are hereby required to make known their claims to the Court;

In accordance with the provisions of the Official Code of Georgia Annotated, the Plaintiff-Condemnor has prayed the Court for Immediate possession of said property, and all persons having any interest in or claim against such property, as above set forth, are required by the Order of the Judge of said Court to surrender possession of the property to the Department of Transportation no later than 30 days from filing of the Declaration of Taking. That in accordance with the Official Code of Georgia Annotated Section 32-3-13 through 32-3-19, if the owner, or any of the owners, or any person having a claim against or interest in said property, shall be dissatisfied with the compensation, as estimated in the Declaration of Taking and deposited in Court, such person or persons, or any of them, shall have the right, at any time subsequent to the filing of the Declaration and the deposit of the fund into Court In accordance with the provisions of the Ofat any time sussequent to the inting of the Declaration and the deposit of the fund into Court but not later than 30 days following the date of service as provided for in the Official Code of Georgia Annotated Sections 32-3-8 through 32-3-10 to file with the Court a notice of appeal, the same to be in writing and made a part

pear, the same to be in withing and indue a part of the record in the proceedings. The said property, as thus affected, is de-scribed as follows: SEE PAGE 20-A; 20-B; and 20-C FOR DESCRIP-

This 19TH day of DECEMBER, 2019. Judy L. Odom Clerk Superior Court UNION COUNTY

Parcel No. 3220.

NO.:APD00-0056-02(029)UNION COUNTY

PARCEL NO.:32

REQUIRED R/W:0.056 acres of land; and certain

easement rights PROPERTY OWNERS: Danielle M. Hamborsky; PROPERTY OWNERS: Danielle M. Hamborsky; William F. Hayston; Mortgage Electronic Registration Systems, Inc. (MERS); Bobbie Lovell; and Daryl Jones, individually RIGHT OF WAY – TRACT 1 ALL THAT TRACT or parcel of land lying and being in Land Lot 235, 9th District, 1st Section,

Union County, Georgia, being shown described within on the attached plats marked Annex 1-A and being more particularly described as

Beginning at a point 63.47 feet left of and opposite station 170+28.86 on the construction centerline of SR 515/US 76 on Georgia Highway Project No. APD00-0056-02(029); running centerline of SR 515/US 76 on Georgia High-way Project No. APD00-0056-02(029); running thence N 70°57'40.0" W a distance of 13.49 feet to a point 76.78 feet left of and opposite station 170+26.69 on said construction cen-terline laid out for SR 515/US 76; thence N 63°08'36.0" W a distance of 17.79 feet to a point 94.57 feet left of and opposite station 170+26.24 on said construction centerline laid out for SR 515/US 76; thence N 67°07'57.1" W a distance of 7.86 feet to a point 102.40 feet left of and opposite station 170+25.50 on said construction centerline laid out for SR 515/ US 76; thence N 31°34'18.5" E a distance of 42.02 feet to a point 100.00 feet left of and op-posite station 170+67.45 on said construction centerline laid out for SR 515/US 76; thence northeasterly 25.39 feet along the arc of a curve (said curve having a radius of 3900.00 feet and a chord distance of 25.39 feet on a bearing of N 28°29'09.9" E) to the point 100.00 feet left of and opposite station 170+92.19 on said construction centerline laid out for SR 515/US 76; thence southwesterly 36.14 feet along the arc of a curve (said curve having a radius of 937.94 feet and a chord distance of along the arc of a curve (said curve having a radius of 937.94 feet and a chord distance of 36.14 feet on a bearing of S 19°00'26.2" W) to the point 94.08 feet left of and opposite station 170+57.18 on said construction centerline laid out for SR 515/US 76; thence S 72°05'48.1" E out for SR 515/US 76; thence S 72°05'48.1" E a distance of 25.00 feet to a point 69.49 feet left of and opposite station 170+61.69 on said construction centerline laid out for SR 515/US 76; thence S 17°54'11.9" W a distance of 33.38 feet back to the point of beginning. Said tract containing 0.029 acres, more or less. APPENDIX "4" — ANNEX 1
Parcel No. 32 20-A.

RIGHT OF WAY – TRACT 2
ALL THAT TRACT or parcel of land lying and being in Land Lot 235, 9th District, 1st Section, ion County, Georgia, being shown described within on the attached plats marked Anne 1-A and being more particularly described as

Beginning at a point 106.84 feet left of and op-posite Station 171+44.09 on the construction centerline of SR 515/US 76 on Georgia Highway Project No. APD00-0056-02(029); running thence N 60°31'46.9" W a distance of 8.16 feet to a point 115.00 feet left of and opposite station 171+44.09 on said construction centerline laid out for SR 515/US 76; thence N 29°39'33.0" E a distance of 27.89 feet to a point 35.00 feet right of and opposite station 50+53.45 on said construction centerline laid out for Watkins Rd./Windy Hill Rd.; thence northwesterly 58.62 feet along the arc of a curve (said curve having a radius of 385.00 feet and a chord distance of 58.56 feet on a bearing of N 26°11'23.6" W) to the point 35.00 feet right of and opposite station 50+00.16 on said construction centerline laid out for Watkins Rd./Windy Hill Rd.; thence N 21'49'40.5" W a distance of 5.16 feet to a point 35.00 feet right of and opposite station 49+95.00 on said construction centerline laid E a distance of 27.89 feet to a point 35.00 feet 49+95.00 on said construction centerline laid 49495.00 on said construction centerine late out for Watkins Rd./Windy Hill Rd.; thence N 68°10'19.5" E a distance of 15.42 feet to a point 19.58 feet right of and opposite station 49495.00 on said construction centerline laid out for Watkins Rd./Windy Hill Rd.; thence S 21'43'56.4" E a distance of 8.27 feet to a special 10.6 feet sight for each resident to the statistic feet of the statistic testion. 5 21 4 5 30.4 E a distance of 6.27 feet to a point 19.60 feet right of and opposite station 50-03.10 on said construction centerline laid out for Watkins Rd./Windy Hill Rd.; thence \$25^14^29.0" E a distance of 50.03 feet to a point 20.43 feet right of and opposite station

50+50.46 on said construction centerline laid out for Watkins Rd./Windy Hill Rd.; thence southwesterly 42.25 feet along the arc of a curve (said curve having a radius of 937.94 feet and a chord distance of 42.25 feet on a bearing of \$ 24*41'06.8" W) back to the point of beginning. Said tract containing 0.027 acres,

o. 32 20-B.TEMPORARY DRIVEWAY

EASEMENT
ALL THAT TRACT or parcel of land lying and being in Land Lot 235, 9th District, 1st Section, Union County, Georgia, being shown described within on the attached plats marked Annex 1-A and being more particularly described as follower:

Beginning at a point 35.00 feet right of and opposite station 50+20.46 on the construcopposite station 50+20.40 off the construc-tion centerline of Watkins Road/Windy Hill Road on Georgia Highway Project No. APD-00 -056-02(029); running thence \$ 67*22'44.6" W a distance of 10.33 feet to a point 45.32 feet right of and opposite station 50+20.06 on said construction centerline laid out for Watkins Construction Centernine laid out for watchis Rd./Windy Hill Rd.; thence N 22°37'15.4" W a distance of 27.62 feet to a point 45.07 feet right of and opposite station 49+95.00 on said construction centerline laid out for Watkins Rd./Windy Hill Rd.; thence N 68*10'19.5" E a distance of 10.07 feet to a point 35.00 feet a distance of 1.07 feet to a point 35.00 feet right of and opposite station 49+95.00 on said construction centerline laid out for Watkins Rd./Winder Hill Rd.; thence S 21*49*40.5" E a distance of 5.16 feet to a point 35.00 feet right of and opposite station 50+00.16 on said construction centerline laid out for Watkins Rd./ Windy Hill Rd.; thence southeasterly 22.33 feet along the arc of a curve (said curve having a radius of 385.00 feet and a chord distance of 22.33 feet on a bearing of \$23°29'23.3" E) back to the point of beginning. Said tract containing 0.006 acres, more or less.

The title, estate or interest in the above de-scribed land required by Condemnor and now taken by Condemnor for public use is as fol-lows: Fee simple title to the above described land being shown described within on the attached plats dated April 19, 2017; last revised: Sheet No. 19 on August 8, 2019; Sheet No. 20 on April 1, 2019, and attached hereto as An-nex 1-A.

A temporary easement is condemned for the A temporary essement is condemned for the right to construct a driveway to connect the newly constructed road and right of way to the Condemnees' remaining land for driveway purposes. Said easement will expire on December 1, 2024, and being shown described within on the attached plats marked Annex 1-A. Parcel No. 32 20-C.

IN THE SUPERIOR COURT OF UNION COUNTY

DOCKET NO. 19-CV-455-PJ1

DEPARTMENT OF TRANSPORTATION

0.768 acres of land; and Clyde Herman Smith; Betty Ruth Smith; Anita Vancil, Executor of the Estate of Farrell Smith: Gary Carl Helton: Clavton Clark Helton; The Heirs and the Estate of Ila Mae Helton Weaver; The Heirs and the Estate of India Estelle Helton King; Larry Helton, Ex-ecutor of the Estate of Claude C. Helton; Janey Dyer, as Heir of Clarence William Helton; Jerry Helton, as Heir of Clarence William Helton: Terry Helton, as Heir of Clarence William Helton; and Trudy Baker, as Heir of Clarence William Helton, Individually The said named persons and any and all other

persons known and unknown claiming any right, title, power, interest, ownership, equity, claim or demand in and to the lands herein-after described, and all occupants, tenants, lessees, licensees and all holders, owners and users of ways and easements in, across, over and under said land are hereby notified, under the provisions of the Official Code of Georgia Annotated Sections 32-3-4 through 32-3-19, providing for the exercise of the power of eminent domain by the State of Georgia, or any of its subdivisions, or by any county of such That the above stated case, being a condem-

nation in rem against the property hereinafter described, was filed in said Court on the day of _______; That, day of _______, 20_____; That, in accordance with provisions of the afore-

said Official Code, a Declaration of Taking, duly authorized and properly executed as provided by the Official Code, has been made and filed in said case, declaring the necessity for and exercising the power of taking the said described lands for State-aid public road purposes thereby vesting the title to earn in purposes, thereby vesting the title to same in the Department of Transportation; and, in pur-

suance of Parcel No. 101 19. such authority, the Department of Transporta-tion has deposited with the Clerk of the Supe-rior Court of said County \$26,700.00 as the just compensation for the said lands described;

compensation for the said lands described; and all persons claiming such fund or any interest therein, are hereby required to make known their claims to the Court; In accordance with the provisions of the Official Code of Georgia Annotated, the Plaintiff-Condemnor has prayed the Court for Immediate possession of said property, and all persons having any interest in or claim against such property, as above set forth, are required by the Order of the Judge of said Court to surrender possession of the property to the Department of Transportation no later than 30 partment of Transportation no later than 30 the Declar That in accordance with the Official Code of Georgia Annotated Section 32-3-13 through 32-3-19, if the owner, or any of the owners, or any person having a claim against or interest in said property, shall be dissatisfied with the in said property, shall be dissatisfied with the compensation, as estimated in the Declaration of Taking and deposited in Court, such person or persons, or any of them, shall have the right, at any time subsequent to the filing of the Declaration and the deposit of the fund into Court but not later than 30 days following the date of service as provided for in the Official Code of Georgia Annotated Sections 32-3-8 through 32-3-10 to file with the Court a notice of appeal, the same to be in writing and made a part peal, the same to be in writing and made a part of the record in the proceedings. The said property, as thus affected, is de-

as follows: SEE PAGE 20-A; 20-B; FOR DESCRIPTION This 19th day of DECEMBER, 2019.

Judy L. Odom Clerk Superior Court UNION COUNTY

PROJECT NO.:APD00-0056-02(029)UNION COUNTY P.I. NO.:122900 REQUIRED R/W:0.786 acres of land

PROPERTY OWNERS: Clyde Herman Smith; Betty Ruth Smith; Anita Vancil, Executor of the Estate of Farrell Smith; Gary Carl Helton; Clayton Clark Helton; The Heirs and the Estate of Ila

ton Clark Helton; Ine Heirs and the Estate of IIa Mae Helton Weaver; The Heirs and the Estate of India Estelle Helton King; Larry Helton, Executor of the Estate of Claude C. Helton; Janey Dyer, as Heir of Clarence William Helton; Jerry Helton, as Heir of Clarence William Helton; Terry Helton, as Heir of Clarence William Helton; and Trudy Baker, as Heir of Clarence William Helton, Individually RIGHT OF WAY ALL THAT TRACT or parcel of land lying and being in Land Lot 213, 17th District, 1st Section,

Union County, Georgia, being shown described within on the attached plats marked Annex 1-A and being more particularly described as

follows:
BEGINNING at a point 78.34 feet left of and opposite station 298+39.65 on the construction centerline of SR 515/US76; running thence N 1°42'31.4" E a distance of 72.73 feet to a point 148.47 feet left of and opposite station 298+57.92 on said construction centerline laid out for SR 515/US 76; thence N 69°57'11.0" E a distance of 171.80 feet to a point 175.00 feet left of and opposite station 300+15.00 on said construction centerline laid out for SR 515/US 76; construction centerline laid out for SR 515/ US 76; thence N 8°55'09.6" W a distance of US 76; thence N 8-35 US.7 W a distance of 17.92 feet to a point 192.92 feet left of and opposite station 300+15.00 on said construction centerline laid out for SR 515/US 76; thence N 86°04′51.1" E a distance of 169.21 feet to a point 183.05 feet left of and opposite station 301+76.59 on said construction centerline laid 301+70.59 on Sand construction centerine land out for SR 515/US 76; thence S 0°41'15.9" E a distance of 28.05 feet to a point 155.15 feet left of and opposite station 301+73.65 on said construction centerline laid out for SR 515/US 76; thence S 0°41'15.9" E a distance of 78.12 feet to a point 77.47 feet left of and opposite station 301+65.45 on said construction cen-terline laid out for SR 515/US 76; thence S 80°36'46.6" W a distance of 335.36 feet back to the point of beginning. Said tract containing 0.768 acres, more or less. Parcel No. 101 20-A.

The title, estate or interest in the above-described land, required by condemnor and now taken by condemnor for public use is as follows: Fee simple title to the above described land being shown described within on the attached plats dated the 19th day of April, 2017; Last Revised: Sheet No. 49 on April 3, 2018; and Sheet No. 50 on April 3, 2018 and attached hereto as Annex 1-A. Parcel No. 101 20-B.

TO: NATHAN C. BALL, 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 FOULTY 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

The right to redeem the following described

The right to redeem the following described property, to wit:
All that tract or parcel of land lying and being in Land Lots 116, 136 & 137, 9th District, 1st Section, Union County, Georgia, and being Lot One Hundred Fifty-Six (156) of Owen Glen Subdivision, Phase III containing 1.346 acres, more or less, as shown on a plat of survey by Cleveland & Cox Land Surveying, LLC, dated 06/13/13, as recorded in Plat Book 66, Pages 63-67, ("Plat") Union County records, which description is incorporated herein by reference and made a part hereof.
Said property is conveyed subject to the desigdescription is a most part hereof.
Said property is conveyed subject to the designated 50 foot buffer from the centerline of the

branch as referenced on the aforesaid Plat. branch as reterenced on the aroresand Plat. The property is conveyed subject to the reservation of flowage rights, if any, contained in that certain Warranty Deed from Mollie Stephens, Edward Stephens, June Stephens and Oliver Stephens, all heirs at law of Samuel J. Stephens, deceased to E.S. Dockery, dated April 15, 1950, recorded May 19, 1950, recorded in Deed Book JJ, Page 34 (bottom), Records of Union County Georgia

of Union County, Georgia.

The property is conveyed subject to the reservation of flowage rights, if any, contained in that certain Warranty Deed from Edward Stephens to E.S. Dockery, dated April 29, 1950, recorded May 19, 1950, recorded in Deed Book JJ, Page 36 (top), aforesaid Records. The property is conveyed subject to the reservation of flowage rights, if any, contained in that certain Warranty Deed from Robert J. Butt

to E.S. Dockery, Sr., dated November 19, 1956, filed for record November 26, 1956 at 11:00 a.m. recorded in Deed Book NN, Page 418 (top), of the page 418 (top), and the page a.m. recorded in Deed Book NN, Fage 416 (top), aforesaid Records.

The property is conveyed subject to the reservation of flowage rights, if any, contained in that certain Warranty Deed from Edward Stephens to E.S. Dockery, dated March 21, 1951, filed for record January 1, 1957 at 10:00 a.m., recorded in Deed Book NN, Page 457 (bottom), aforesaid Becords.

recorded in Deed Book NN, Page 457 (bottom), aforesaid Records.

The property is conveyed subject to the Blank Easement from Ivy Log Development, LLC to Blue Ridge Mountain Electric Membership Corporation, a cooperative corporation, undated, filed for record October 4, 2006 at 11:45 a.m., recorded in Deed Book 671, Page 111, afore-said Records

said Records. The property is conveyed subject to the Easement as contained in that certain Joint Tenancy with Survivorship Warranty Deed from Ivy Log Development, LLC to Theodore B. Adams and Brandy C. Adams, as joint tenants with rights

of survivorship and not as tenants in common, dated January 18, 2008, filed for record January 29, 2008 at 2:30 p.m., recorded in Deed Book 745, Pages 120, aforesaid Records.

The property is conveyed subject to the Easements as contained in that certain Joint Tenancy with Survivorship Werranty Deed from mems as contained in that certain Joint lenancy with Survivorship Warranty Deed from lyy Log Development, LLC to Tim Hanson and Linda Hanson, as joint tenants with rights of survivorship and not as tenants in common, dated November 5, 2008, filed for record November 6, 2008 at 11:30 a.m., recorded in Deed Book 779, Page 441, aforesaid Records.

The property is conveyed subject to the Grant of Flowage Easement from Charles S. Mauney to United States of America, dated December 30, 1941, filed for record December 30, 1941, recorded in Deed Book EE, Page 427, aforesaid The property is conveyed subject to the Covenants and Restrictions recorded in Deed Book 657, Pages 152-164; Deed Book 744, Pages 85-94; Deed Book 769, Pages 649-716 as amended in Deed Book 774, Pages 499-510; and Deed Book 821, Pages 276-335, as amended in Deed Book 932, Pages 726-731, Union County Georgia records.

Book 932, rayes 720-731, Small gia records.
The property is conveyed subject to the reciprocal easement and operating agreement recorded in Deed Book 769, Pages 717-743 and Deed Book 821, Pages 248-275, Union County

Georgia Records The property is conveyed subject to the right of way to Union County, Georgia as recorded in Deed Book 192, Page 162, Union County, Georgia records.

Grantor grants to Grantee, their successors,

Grantor grants to Grantee, their successors, heirs and assigns a non-exclusive, perpetual, ingress/egress, utilities and access easement along and through the subdivision rounds as depicted on the above-referenced survey. This Deed is given subject to all easements and restrictions of record, if any.

As described no Deed Book 946, Page 62. Further described as Man & Parcel 0520188156.

As described in Deed Book 946, Page 62. Further described as Map & Parcel 052018B156. will expire and be forever foreclosed and barred on and after February 1, 2020. 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 509-510.

The property may be redeemed at any time before February 1, 2020, by payment of the redemption price as fixed and provided by law to the undersigned name at the following ad-

Akins & Davenport, PC PLEASE BE GOVERNED ACCORDINGLY. Daniel J. Davenport Akins & Davenport, PC Attorney for James Gary Davenport Georgia Bar No. 821237 80 Town Square P.O. Box 923 Blairsville, GA 30514 (706) 745-0032 N(Dec18,25,Jan1,8)

NOTICE OF FORECLOSURE OF EQUITY OF REDEMPTION

TO: MURL HOLCOMB, ESTATE OF MURL HOL-COMB, HEIRS KNOWN OR UNKNOWN, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSES-SORY RIGHT, TITLE OR INTEREST IN THE PROP-ERTY BELOW. RE: FORECLOSURE OF EQUITY OF REDEMPTION

FOR TAX SALE DEED (O.C.G.A. § 48-4-45, et

TAKE NOTICE THAT: This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax

The right to redeem the following described properly, to wit: All that tract or parcel of land lying and being 0.25 acres, more or less, of part of Land Lot No. 15 in the 16th District and 1st Section of Union

15 in the 16th District and 1st Section of Union County, Georgia as shown on a Plat of Survey made by Bruce Hunt, County Surveyor, during April 1972, said plat reading as follows: BEGINNING at a point where the centerline of a unnamed Branch intersects the West right of way line of U.S. Highway #19 & 129; thence South with said right of way line 5 38° 0′ E 190.0 ft; thence S 68° 0′ W 25.0 ft to an Iron Pin Set; thence S 68° 0′ W 25.0 ft to the centerline of Nottley River; thence along & with the cenof Nottley River; thence along & with the cen-terline of Nottley River N 48° 45' W 164.0 ft to

& the centerline of unnamed Branch; thence with the centerline of said Branch N 40° 0' E with the centerline of said Branch N 40° 0' E 76.0 ft to the point of BEGINNING. As described in Deed Book 116, Page 152. Fur-ther described as Map & Parcel 099156. will expire and be forever foreclosed and barred on and after February 1, 2020. The tax deed to which this notice relates is

the intersection of a centerline of Nottley River

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 501-502.

The property may be redeemed at any time before February 1, 2020, by payment of the redemption price as fixed and provided by law to the undersigned name at the following ad-Akins & Davenport, PC P.O. Box 923 Blairsville, GA 30514

PLEASE BE GOVERNED ACCORDINGLY. Daniel J. Davenport Akins & Davenport, PC Attorney for James Gary Davenport Georgia Bar No. 821237 80 Town Square P.O. Box 923 Blairsville, GA 30514 (706) 745-0032

STATE OF NORTH CAROLINA COUNTY OF CLAY
IN THE GENERAL COURT OF JUSTICE
DISTRICT COURT DIVISION

FILE NOS. 17 JT 8

IN THE MATTERS OF: D.O.B. 11/29/2015,

A Juvenile. NOTICE OF SERVICE OF PROCESS BY PUBLICATION TO: JOHN DARBY, whose last known where-abouts were believed to be in Blairsville, Union

County, Georgia,
Take notice that a pleading seeking relief
against you has been filed in the above entitled actions. The nature of the relief being sought

Petition for Termination of Parental Rights ini-You are required to make defense to such pleading no later than February 17, 2020, and

upon your failure to do so the party seeking service against you will apply to the court for the relief sought. This 8th day of January, 2020. David D. Moore Attorney for Clay County Health and Human

Services Agency PO Rox 690 7.0. Box 630 Sylva, NC 28779 (828) 339-3900 Telephone (828) 484-2336 Facsimile

N(Jan8,15,22)

NOTICE OF SALE UNDER POWER

By virtue of the power of sale contained in the certain Security Deed ("Security Deed") from Harold W. Woody ("Grantor") to United Community Bank dated and recorded November 15, 2006, in Deed Book 678, Page 40, of the records of the Clerk of Superior Court of Union County, Georgia; then assigned to Ciras, L.L.C. ("Grantee") by instrument recorded at Deed Book 1103, Page 647, aforesaid records, originally having been given to secure a Note in the amount of \$72,080.00, the undersigned will sell at public outcry, to the highest bidder for cash before the Courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in FEBRUARY 2020 (Febru-ary 4. 2020). the following property described ber 15, 2006, in Deed Book 678, Page 40, of ary 4, 2020), the following property described in the Security Deed:

in the Security Deed:
All that tract or parcel of land lying and being in Land Lot 243, 9th District, 1st Section, Union County, Georgia being Tract Two (2) containing 1.00 acre, as shown on a plat of survey by Owenby Land Surveying, Inc. RLS #2763, dated 11/10/04 and recorded in Plat Book 55, Page 58, Union County records, which description on said plat is hereby incorporated by reference and made a part hereof. Said property is subject to the ingress and egress easements subject to the ingress and egress easements as shown on said plat. The property is subject to a 40' easement to Blue Ridge Mountain

The debt secured by said Security Deed has been and is hereby declared due and payable in full by reason of default under the terms and provisions of said Security Deed and the terms of the Note and agreements secured thereby. The debt remaining in default, this sale will be made for the purpose of paying the indebtedness and interest thereon, together with any other indebtedness due and owing by Grantor to Grantee Ciras, L.L.C., all expenses of this to drainter cliras, L.L.C., an expenses of this sale, including attorney's fees, notice of intent to collect attorney's fees having been given. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Ciras, L.L.C., 3000 Smoot Road, Suite A, Smoot, WW 24977, 304-392-6902. Please understand that the secured creditor is not required to negotiate, amend, or modify the terms of the mortgage instrument. Said property will be sold subject to any out-standing ad valorem taxes including taxes

which are a lien, but not yet due and paywhich are a nen, but not yet due and payable; any matters which might be disclosed by an accurate survey and inspection of the property; and any assessments, liens, deeds to secure debt, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed described between

To the best of the knowledge of Grantee Ciras, L.L.C., title to said property is vested in the name of Adam Woody. Ciras, L.L.C., as Attorney-in-fact for Harold W. By: JONES & WALDEN, LLC

Tyler Henderson, Esq., attorney for Ciras, L.L.G. 21 Eighth Street, NE

Atlanta, Georgia 30309 (404) 564-9300

(404) 504-5000 Attn: Lauren R. Brown This Law Firm is attempting to collect a Debt; any information obtained will be USED FOR THAT PURPOSE N(Jan8,15,22,29)

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. 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 accounting mortgager Hust, 2010-2, U.S. Dails Natural Association, as Indenture Trustee by assignment recorded in Deed Book 1173, Page 290, 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 4(200 POLLARS (SELTATOO). O/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 sele on the first Tuesday in Edyptical. designated as an attentative, within the legal hours of sale on the first Tuesday in February, 2020, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Se-curity Deed has been and is hereby declared due because of, among other possible events due because ot, 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 avaible) any matters which might be diepayable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenances, coming ordinances, restrictions, covenances, and matters of record superior to the Security Deed first set out above. Towd Point Mortgage Trust 2018-2, U.S. Bank Naaccordance with OCGA § 44-14-162.2. The en-tity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, 3217 S.

beeker 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 Cree 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.foreclosurehottine.net EXHIBIT GA 30076 www.toreclosurehottine.net EXHIBII
"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
cutberly, along the west line of Land Lot 150. 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 of degrees 35 minutes to 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 18.75 feat to a point; thence South 27 degrees 01 minutes 36 seconds East for a distance of 18.75 feat to a point these South 18.75 feat to a point the second 18.75 feat to a point the se 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 north-easterly r/w of Town Creek Road (r/w varies); the preserved firm and the produced the second seco asterly r/w of Town Creek Road (r/w varies); thence proceeding northwesterly 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 17 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 93.61 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 north-easterly r/w of Town Creek Road (r/w varies) reet to a point at the intersection of the north-easterly r/w of Town Creek Road (r/w varies) and the west line of Land Lot 150; thence de-parting 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 BEGIN-NING. Said preparty certains 1 42550 excess or NING. Said property contains 1.43259 acres or 62,404 square feet more or less MR/hq1 2/4/20

Our file no. 5428119 - FT1

NOTICE OF SALE UNDER POWER.

NOTICE OF SALE ONDER TOWER.

STATE OF GEORGIA, COUNTY OF UNION.

Under and by virtue of the Power of Sale
contained in a Deed to Secure Debt given by
DENNIS MANUEL LOPEZ AND LINDA J LOPEZ to MORTGAGE ELECTRONIC REGISTRATION SYS-WORT AND ELECTRONIC HEADSTRAILON 313-TEMS, INC. ("MERS") AS NOMINEE FOR HOME-STAR FINANCIAL CORP., ITS SUCCESSORS AND ASSIGNS, dated 07/06/2016, and Recorded on 07/07/2016 as Book No. 1042 and Page No. 487, UNION County, Georgia records, as last as-signed to PENNYMAC LOAN SERVICES, LLC (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$113,423.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at public outcry to the highest bidder for cash at the UNION County Courthouse within the legal hours of sale on the first Tuesday in February, 2020, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 136, 16TH DISTRICT, 1ST SECTION UNION COUNTY, GEORGIA AND BEING LOT 10-A OF NOTTLEY BEND SUBDIVISION, CONTAINING 0.525 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY BY ROCHESTER & ASSOCIATES INC DATED FEBRUARY 4, 1999 AND RECORDED IN PLAT BOOK 43. ARY 4, 1999 AND RECORDED IN PLAT BOOK 43, PAGE 105, UNION COUNTY, GEORGIA RECORDS, WHICH PLAT IS BY REFERENCE INCORPORATED

WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF. THE PROPERTY IS SUBJECT TO THE MATTERS AS SHOWN ON THE AFORESAID PLAT. THE PROPERTY IS CONVEYED WITH THE WATER RIGHTS TO THE WELL ON LOT 10B AS RECORDED IN DEED BOOK 171, PAGE 660, UNION COUNTY, GEORGIA RECORDS. TILE PROPERTY IS SUBJECT TO THE WATER RIGHTS TO THE WELL SERVICING LOT 10A AS RECORDED IN DEED BOOK 386, PAGE 444, UNION COUNTY, GEORGIA RECORDS.

AS RECORDED IN DEED BOUN 306, FAGE 444, UNION COUNTY, GEORGIA RECORDS.
THE PROPERTY IS SUBJECT TO THE RIGHT OF WAY EASEMENT IN FAVOR OF BLUE RIDGE MOUNTAIN EMC AS RECORDED IN DEED BOOK 122, PAGE 357, UNION COUNTY, GEORGIA RECORDS

THE PROPERTY IS SUBJECT TO THE RESTRIC-

THE PROPERTY IS SUBJECT TO THE RESTRICTIONS AS RECORDED IN DEED BOOK 125, PAGE 381 UNION COUNTY, GEORGIA RECORDS.
THE GRANTOR GRANTS TO GRANTE A NON-EXCLUSIVE PERPETUAL EASEMENT OF INGRESS AND EGRESS TO THE SUBJECT PROP ERTY OVER THE SUBDIVISION ROADS. 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 callect attracts fees beauting beauting and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). PENNYMAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current as-signee of the Security Deed to the property. PENNYMAC LOAN SERVICES, LLC, acting on behalf of and, as necessary, in consultation with PENNYMAC LOAN SERVICES, LLC (the WITH PENNYMAC LOAN SERVICES, LLC (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 0.C.G.A. § 44-14-162.2, PENNYMAC LOAN SER-VICES, LLC may be contacted at: PENNYMAC LOAN SERVICES, LLC, 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, CA 91361, 866-549-3583. Please note that, pursuant to 0.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 331
HORNADAY RD, BLAIRSVILLE, GEORGIA 30512
is/are: DENNIS MANUEL LOPEZ AND LINDA J
LOPEZ 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) 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 proother foreclosure documents may not be provided until final confirmation and audit of the vided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for DENNIS MANUEL LOPEZ AND LINDA J LOPEZ. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COL-LECT A DEBT.

STATE OF GEORGIA

COUNTY OF UNION
NOTICE OF SALE UNDER POWER NOTICE OF SALE UNDER POWER
Because of a default in the payment of the
indebtedness secured by a Security Deed
executed by Linda G. Alberts to Talbot State
Bank dated May 3, 2010, and recorded in
Deed Book 832, Page 209-216, Union County
Records, securing a Note dated May 3, 2010
in the original principal amount of \$52,000.00, 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, February 4, 2020, 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 10th District, 1st Section, Land Lot 91 of Union County, Georgia, containing 1.15 acres, more or less, as shown on a plat of survey prepared for Glenda Ruse by Tim Cable and Associates, GRLS 2582 and being described

as follows: TO FIND THE TRUE PLACE OR POINT OF BEGIN-NING, begin at the centerline of the right of way of Owl Town Road (100 foot R/W) where it intersects with the right of way of Weaver Circle (30 Foot apparent R/W); run thence North 32 degrees 11 minutes 16 seconds West a distance of 51.02 feet and the TRUE PLACE OF POINT OF BECININI

OF POINT OF BEGINNING.

FROM THE TRUE PLACE OR POINT OF BEGIN-FROM THE TRUE PLACE OR POINT OF BEGIN-NING as thus established, run thence South 46 degrees 21 minutes 00 seconds West a distance of 13.45 feet; run thence South 46 de-grees 21 minutes 00 seconds West a distance of 41.79 feet; run thence South 54 degrees 21 minutes 36 seconds West a distance of 41.29 feet; run thence South 63 degrees 13 minutes 58 seconds West a distance of 47.31 feet; run thence South 77 degrees 04 minutes 23 seconds West a distance of 64.29 feet; run thence Noth 77 degrees 64 minutes 23 seconds West a distance of 64.29 feet; run thence North 88 degrees 37 minutes 08 seconds West a distance of 39.93 feet; run thence North 76 a distance of 39.93 feet; fun thence North 76 degrees 49 minutes 02 seconds West a distance of 85.57 feet; run thence North 71 degrees 17 minutes 08 seconds West a distance of 39.42 feet; run thence North 15 degrees 16 minutes 15 seconds East a distance of 0.15 feet; run thence North 15 degrees 16 minutes 15 seconds East a distance of 141.63 feet to a point; run thence North 72 degrees 15 minutes 59 seconds East a distance of 173.84 feet; run thence South 47 degrees 26 minutes 20 seconds East a distance of 183.34 feet; run thence South 47 degrees 60 minutes 20 seconds East a distance of 183.34 feet; run thence South 47 degrees 60 minutes 20 seconds East a distance of 183.34 feet; run thence

South 47 degrees 26 minutes 20 seconds East a distance of 1.42 feet to a point and THE TRUE a distance of 1.42 feet to a point and THE TRUE POINT OF BEGINNING. 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. cumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above

the Security Deed Inst set out above.
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. with the holder of the security deed.

Notice has been given of intention to collect
attorney's fees in accordance with the terms
of the Note secured by said Deed.

Said property will be sold as the property of
Linda G. Alberts, the property, to the best information, knowledge and belief of the un-

dersigned, being presently in the possession of Linda G. Alberts or a tenant or tenants, and the proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale, including attorney's fees, all as provided in said Deed, and the balance, if any, will be distributed expendited by the control of the will be distributed as provided by law. Talbot State Bank as Attorney-in-Fact for

MANN & WOOLDRIDGE, P.C. Attorneys at Law 28 Jackson Street Newnan, GA 30263

Newman, da Jucos (770) 253-2222 *THIS LAW FIRM IS ACTING AS A DEBT COL-LECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.