

North Georgia News

Legal Notices for December 9, 2020

STATE OF GEORGIA
COUNTY OF UNION
NOTICE TO DEBTORS AND CREDITORS
RE: DAVID WILLIAM McCLUGAGE
All debtors and creditors of the estate of David William McClugage deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Executor of said Estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Executor.
This 19th day of November, 2020.
Elizabeth Ann McClugage, Executor
11705 Wesson Circle, W
Tampa, FL 33618
Lawrence S. Sorgen
Attorney at Law
P. O. Box 67
Hiwassee, GA 30546
(NNov25,Dec2,9,16)

IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF RUBY JOAN PLOTT, DECEASED
ESTATE NO. 20-100
NOTICE
IN RE: The Petition to Probate Will (and Codicil(s)) in Solemn Form in the above-referenced estate having been duly filed,
[For use if an heir is required to be served by publication]
TO: Any unknown heirs of Ruby Joan Plott, Howard James Sanford Williams, Sylvia Diane Williams (Byron), Noral Louise Williams, Wylena Williams, Lillian Rebecca Williams, Jennifer Berrger, Hugh Gibson
[List here all heirs having unknown addresses to be served by publication]
This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before December 14, 2020.
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
(NNov18,25,Dec2,9)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Haley Christina Wiley,
All debtors and creditors of the estate of Haley Christina Wiley, 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 13th day of November, 2020.
By: James Jeremy Wiley
2077 Crump Creek Rd.
Blairsville, GA 30512
(NNov18,25,Dec2,9)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Betty K. Kight,
All debtors and creditors of the estate of Betty K. Kight, 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 13th day of November, 2020.
By: Debra Lynn Kight
210 Lone Oak Dr.
Senoia, GA 30276
(NNov18,25,Dec2,9)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of John Scott Taylor,
All debtors and creditors of the estate of John Scott Taylor, 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 13th day of November, 2020.
By: Barbara R. Stalcup
544 Smith Rd.
Brasstown, NC 28902
(NNov18,25,Dec2,9)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Jackie Lynn Arnold,
All debtors and creditors of the estate of Jackie Lynn Arnold, 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 November, 2020.
By: Michael Arnold
155 McCants Dr.
Blairsville, GA 30512
(NNov25,Dec2,9,16)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Jimmy Donald Deaver,
All debtors and creditors of the estate of Jimmy Donald Deaver, 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 November, 2020.
By: Deborah A. Deaver
PO Box 1724
Blairsville, GA 30514
(NNov25,Dec2,9,16)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Joseph Alfred Deaver,
All debtors and creditors of the estate of Joseph Alfred Deaver, 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 November, 2020.
By: Deborah A. Deaver
PO Box 1724
Blairsville, GA 30514
(NNov25,Dec2,9,16)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of David William McClugage,
All debtors and creditors of the estate of David William McClugage, 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 November, 2020.
By: Elizabeth Ann McClugage
11705 Wesson Cir West
Tampa, FL 33618
(NNov25,Dec2,9,16)

IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF STERLING WILSON, DECEASED
ESTATE NO. 20-110
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Crystal Wilson has petitioned to be appointed Administrator of the estate of Sterling Wilson, 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 21, 2020. 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
(NNov25,Dec2,9,16)

NOTICE OF INCORPORATION
Notice is given that articles of incorporation to incorporate Ellis Beacham, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The initial registered office of the corporation is located at 57 Sears Way, Blairsville, Georgia 30512 and its initial registered agent at such address is Richard Sarrell II. LANCE LAW FIRM, P.C., Richard Sarrell II, Attorney at Law.
(NDec9,16)

CITATION
IN THE SUPERIOR COURT OF
UNION COUNTY
GEORGIA
DEPARTMENT OF TRANSPORTATION DOCKET
NO. SUICV2020000294
VS. IN REM
1.004 acres of land; certain easement rights; Area Realty I, L.L.C.; and City Plumbing & Electric Supply Co., 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 State, as follows:
That the above stated case, being a condemnation in rem against the property herein-after described, was filed in said Court on the 20_ day of _November_, 2020_ ; 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 public road purposes, thereby vesting the title to same in the Department of Transportation; and, in pursuance of
Parcel No. 47 19.

such authority, the Department of Transportation has deposited with the Clerk of the Superior Court of said County \$1,864,700.00 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-Condempnor 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 60 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 but not later than 30 days following the date of service as provided for in the Official Code of Georgia Annotated Sections 32-3-9 through 32-3-10 to file with the Court a notice of appeal, the same to be in writing and made a part of the record in the proceedings.
The said property, as thus affected, is described as follows:
SEE PAGE 20-A; 20-B; 20-C; and 20-D FOR DESCRIPTION
This 30_ day of _November_, 2020_ .
Judy L. Odum
Clerk Superior Court
UNION COUNTY
Parcel No. 47 20.
PROJECT NO.: APD00-0056-02(029) UNION COUNTY
P1. NO.: 122900
PARCEL NO.: 47
REQUIRED R/W: 1.004 acres of land; and certain easement rights
PROPERTY OWNERS: Area Realty I, L.L.C.; and City Plumbing & Electric Supply Co., individually
RIGHT OF WAY

ALL THAT TRACT or parcel of land lying and being in Land Lot 217, 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 49.21 feet left of and opposite Station 73+36.42 on the construction centerline of Old Smokey Mtn Rd/Moss Cove Rd on Georgia Highway Project No. APD00-00056-02(029); running thence N 55°30'07.1" E a distance of 250.85 feet to a point 10.32 feet left of and opposite station 211+58.96 on said construction centerline laid out for SR 515/US 76; thence northeasterly 25.79 feet along the arc of a curve (said curve having a radius of 1087.75 feet and a chord distance of 25.79 feet on a bearing of N 56°10'51.9" E) to the point 12.03 feet left of and opposite station 211+84.56 on said construction centerline laid out for SR 515/US 76; thence S 39°25'25.0" E a distance of 113.75 feet to a point 100.00 feet right of and opposite station 212+04.71 on said construction centerline laid out for SR 515/US 76; thence S 50°14'44.4" W a distance of 227.89 feet to a point 100.00 feet left of and opposite station 74+74.44 on said construction centerline laid out for Old Smokey Mtn Rd/Moss Cove Rd; thence S 18°18'05.3" E a distance of 88.39 feet to a point 70.00 feet left of and opposite station 75+57.58 on said construction centerline laid out for Old Smokey Mtn Rd/Moss Cove Rd; thence southeasterly 135.76 feet along the arc of a curve (said curve having a radius of 280.00 feet and a chord distance of 134.43 feet on a bearing of S 24°15'08.6" E) to the point 69.99 feet left of and opposite station 76+60.00 on said construction centerline laid out for Old Smokey Mtn Rd/Moss Cove Rd; thence S 79°09'01.2" W a distance of 19.99 feet to a point 60.00 feet left of and opposite station 76+60.00 on said construction centerline laid out for Old Smokey Mtn Rd/Moss Cove Rd; thence S 10°50'57.7" Parcel No. 47 20-A.

E a distance of 58.81 feet to a point 50.00 feet left of and opposite station 77+18.81 on said construction centerline laid out for Old Smokey Mtn Rd/Moss Cove Rd; thence S 55°25'59.2" W a distance of 52.19 feet to a point 2.22 feet left of and opposite station 77+39.80 on said construction centerline laid out for Old Smokey Mtn Rd/Moss Cove Rd; thence N 12°14'27.8" W a distance of 52.76 feet to a point 0.93 feet left of and opposite station 76+44.04 on said construction centerline laid out for Old Smokey Mtn Rd/Moss Cove Rd; thence N 13°07'13.8" W a distance of 43.02 feet to a point 0.33 feet right of and opposite station 76+44.04 on said construction centerline laid out for Old Smokey Mtn Rd/Moss Cove Rd; thence N 6°21'52.8" W a distance of 59.88 feet to a point 16.10 feet left of and opposite station 75+88.34 on said construction centerline laid out for Old Smokey Mtn Rd/Moss Cove Rd; thence N 2°11'04.2" E a distance of 57.83 feet to a point 51.11 feet left of and opposite station 75+46.49 on said construction centerline laid out for Old Smokey Mtn Rd/Moss Cove Rd; thence N 1°25'22.8" W a distance of 46.00 feet to a point 78.61 feet left of and opposite station 75+09.62 on said construction centerline laid out for Old Smokey Mtn Rd/Moss Cove Rd; thence N 18°01'19.8" W a distance of 30.47 feet to a point 89.09 feet left of and opposite station 74+81.01 on said construction centerline laid out for Old Smokey Mtn Rd/Moss Cove

Rd; thence N 43°20'01.8" W a distance of 48.29 feet to a point 84.72 feet left of and opposite station 74+32.92 on said construction centerline laid out for Old Smokey Mtn Rd/Moss Cove Rd; thence N 63°33'46.8" W a distance of 47.04 feet to a point 64.53 feet left of and opposite station 73+90.43 on said construction centerline laid out for Old Smokey Mtn Rd/Moss Cove Rd; thence N 55°35'05.8" W a distance of 45.69 feet to a point 55.84 feet left of and opposite station 73+46.84 on said construction centerline laid out for Old Smokey Mtn Rd/Moss Cove Rd; thence N 47°01'46.8" W a distance of 10.55 feet back to the point of beginning. Said tract containing 1.004 acres, more or less.
TEMPORARY DETOUR EASEMENT
ALL THAT TRACT or parcel of land lying and being in Land Lot 217, 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 100.00 feet left of and opposite station 74+74.44 on the construction centerline of Old Smokey Mtn Rd/Moss Cove Rd on Georgia Highway Project No. APD00-00056-02(029); running thence N 50°14'44.4" E a distance of 31.94 feet to a point 131.93 feet left of and opposite station 74+73.54
Parcel No. 47 20-B.

on said construction centerline laid out for Old Smokey Mtn Rd/Moss Cove Rd; thence N 50°14'44.4" E a distance of 195.95 feet to a point 100.00 feet right of and opposite station 212+04.71 on said construction centerline laid out for SR 515/US 76; thence S 39°25'25.0" E a distance of 96.24 feet to a point 194.63 feet right of and opposite station 212+23.52 on said construction centerline laid out for SR 515/US 76; thence S 21°13'50.1" W a distance of 333.77 feet to a point 95.63 feet left of and opposite station 76+98.76 on said construction centerline laid out for Old Smokey Mtn Rd/Moss Cove Rd; thence S 55°25'59.2" W a distance of 49.84 feet to a point 50.00 feet left of and opposite station 77+18.81 on said construction centerline laid out for Old Smokey Mtn Rd/Moss Cove Rd; thence N 10°50'57.7" W a distance of 58.81 feet to a point 50.00 feet left of and opposite station 76+60.00 on said construction centerline laid out for Old Smokey Mtn Rd/Moss Cove Rd; thence N 79°09'01.2" E a distance of 19.99 feet to a point 69.99 feet left of and opposite station 76+60.00 on said construction centerline laid out for Old Smokey Mtn Rd/Moss Cove Rd; thence north-westerly 135.76 feet along the arc of a curve (said curve having a radius of 280.00 feet and a chord distance of 134.43 feet on a bearing of N 24°15'08.6" W) to the point 70.00 feet left of and opposite station 75+57.58 on said construction centerline laid out for Old Smokey Mtn Rd/Moss Cove Rd; thence N 18°18'05.3" W a distance of 88.39 feet back to the point of beginning. Said tract containing 1.079 acres, more or less.
TEMPORARY DEMOLITION EASEMENT
ALL THAT TRACT or parcel of land lying and being in Land Lot 217, 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 95.63 feet left of and opposite station 76+98.76 on the construction centerline of Old Smokey Mtn Rd/Moss Cove Rd on Georgia Highway Project No. APD00-00056-02(029); running thence N 21°13'50.1" E a distance of 333.77 feet to a point 194.63 feet right of and opposite station 212+23.52 on said construction centerline laid out for SR 515/US 76; thence S 39°25'25.0" E a distance of 51.52 feet to a point 245.23 feet right of and opposite station 212+34.34 on said construction centerline laid out for SR 515/US 76; thence N 52°21'23.4" E a distance of 78.20 feet to a point 231.14 feet right of and opposite station 213+20.61 on said construction centerline laid out for SR 515/US 76; thence S 31°35'53.8" E a distance of 186.70 feet to a point 416.91
Parcel No. 47 20-C.

feet right of and opposite station 213+42.50 on said construction centerline laid out for SR 515/US 76; thence S 76°46'44.2" W a distance of 126.30 feet to a point 309.89 feet left of and opposite station 76+36.64 on said construction centerline laid out for Old Smokey Mtn Rd/Moss Cove Rd; thence S 55°25'59.2" W a distance of 158.78 feet to a point 161.93 feet left of and opposite station 76+69.63 on said construction centerline laid out for Old Smokey Mtn Rd/Moss Cove Rd; thence S 55°25'59.2" W a distance of 72.41 feet back to the point of beginning. Said tract containing 0.910 acres, more or less.
The title, estate or interest in the above described land required by Condempnor and now taken by Condempnor for public use is as follows: Fee simple to the above described land being shown described within on the attached plats dated April 19, 2017; Last revised: Sheet No. 25 on May 29, 2020; Sheet No. 27 on April 18, 2018; Sheet No. 27A on November 29, 2018; Sheet No. 28 on June 30, 2020; and attached hereto as Annex 1-A.
One temporary detour easement is condemned within the easement area on the attached plats. Said easement will expire on December 1, 2025, and being shown described within on the attached plats marked Annex 1-A.
One temporary demolition easement is condemned for the removal of a building or improvement within the easement area on the attached plats. Said easement will expire on December 1, 2021, and being shown described within on the attached plats marked Annex 1-A.
Parcel No. 47 20-D.
(NDec9,16)

IN THE PROBATE COURT
COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF TAMARA SUE HARRIS, DECEASED
ESTATE NO. 20-106
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
Jerry Dawson Harris has petitioned to be appointed Administrator of the estate of Tamara Sue Harris, 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 January 4, 2021. 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
(NDec9,16,23,30)

IN THE PROBATE COURT OF UNION COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF BARBARA J. SHOCK, DECEASED
ESTATE NO. 20-114
PETITION BY PERSONAL REPRESENTATIVE FOR WAIVER OF BOND AND/OR GRANT OF CERTAIN POWERS
NOTICE
Shirley E. Slack has/have petitioned for waiver of bond and/or for the grant of certain powers contained in O.C.G.A. § 53-12-261 in regard to the above estate. 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 January 4, 2021.
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
(NDec9,16,23,30)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Gloria DeVane McCullers,
All debtors and creditors of the estate of Gloria DeVane McCullers, 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 4th day of December, 2020.
By: Larry Michael Ayers
239 Colonsay Trace
Blairsville, GA 30512
(NDec9,16,23,30)

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Gloria DeVane McCullers,
All debtors and creditors of the estate of Gloria DeVane McCullers, 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 4th day of December, 2020.
By: Larry Michael Ayers
239 Colonsay Trace
Blairsville, GA 30512
(NDec9,16,23,30)

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 BAHNS, 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 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 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 January, 2021, 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
McCallia Raymond 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 59.79 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 north-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 1.43259 acres or 62,404 square feet more or less
MR/ca 1/5/21
Our file no. 5428119 - FT1
(NDec9,16,23,30)

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 BAHNS, 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 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 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 January, 2021, 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
McCallia Raymond 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 59.79 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 north-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 1.43259 acres or 62,404 square feet more or less
MR/ca 1/5/21
Our file no. 5428119 - FT1
(NDec9,16,23,30)