

# North Georgia News

## Legal Notices for July 11, 2018

### NOTICE OF FORECLOSURE OF RIGHT TO REDEEM

TAKE NOTICE THAT: The right to redeem the following property, to wit:

All and only that parcel of land designated as Tax Parcel 088 016 A, lying and being in Land Lot 93 of the 10th Land District, 1st Section, Union County, Georgia, being Lot A, Highland Falls Cottages, Inc., Subdivision, shown in Plat Book 64, Page 40, described in Deed Book 307, Page 442, said plat being incorporated herein by this reference.

will expire and be forever foreclosed and barred on and after the 8th day of August, 2018.

The Tax Deed to which this notice relates is dated February 7, 2017, and is recorded in Deed Book 1065, Page 658, of the Richmond County, Georgia Deed Records.

The property may be redeemed at any time before the 8th day of August, 2018, by payment of the redemption price as fixed and provided by law to the undersigned at the following address:

Samuel R. Bagwell  
Attorney for Stanco Ventures, LLC  
311 Green Street, Suite 409  
Gainesville, GA 30501

Please be governed accordingly.  
This 20th day of June, 2018.

Samuel R. Bagwell  
Attorney at Law  
Georgia Bar No. 806264  
311 Green Street, Suite 409  
Gainesville, Georgia 30501  
Ph. (770) 538-5160  
Fax (770) 538-5155  
NJul11,18,25,Aug11,18

### STATE OF GEORGIA

#### UNION COUNTY

##### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Maxine C. Mettler,  
All debtors and creditors of the estate of Maxine C. Mettler, 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 11th day of June, 2018.  
By: Judy Sanders Crawford  
178 Berrong Dr.  
Hayesville, NC 28904  
NJun20,27,Jul4,11,18

### STATE OF GEORGIA

#### UNION COUNTY

##### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Jerry Frank Carpenter,  
All debtors and creditors of the estate of Jerry Frank Carpenter, 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 11th day of June, 2018.  
By: Harris Turner  
179 Pam Garrett Rd.  
Dawsonville, GA 30534  
NJun20,27,Jul4,11,18

### NOTICE

(For Discharge from Office and all Liability)  
PROBATE COURT OF UNION COUNTY

RE: PETITION OF GLENDA C. TAYLOR FOR DISCHARGE AS ADMINISTRATOR OF THE ESTATE OF ANNE NARCISSA COOLEY, 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 July 23, 2018.

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  
NJul11,18

### STATE OF GEORGIA

#### UNION COUNTY

##### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Jack Moore,  
All debtors and creditors of the estate of Jack 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 2nd day of July, 2018.  
By: Jason Moore  
65 Daisy Dr.  
Blairsville, GA 30512  
NJul11,18,25,Aug11,18

### STATE OF GEORGIA

#### UNION COUNTY

##### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Brian Keith Payne,  
All debtors and creditors of the estate of Brian Keith Payne, 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 2nd day of July, 2018.  
By: Keith Ryan Payne  
13004 Old Hwy 76  
Morgantown, GA 30560  
NJul11,18,25,Aug11,18

### IN THE SUPERIOR COURT OF UNION COUNTY

#### STATE OF GEORGIA

YOUNGSTOWN GROUP, LLC, a Georgia Limited Liability Company,  
Petitioner,

v.  
A TRACT OF LAND IN LAND LOT 64, 10TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, BEING 1.00 ACRE; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: NOVASTAR MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY,  
Respondents.

Civil Action No. 18-CV-137-SG

##### NOTICE OF SUMMONS

TO: All persons or parties, known or unknown, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lot 64 of the 10th District, 1st Section, Union County, Georgia, being more particularly described as follows:

The following described property located in the County of Union, State of Georgia: 1.00 acre, more or less, of Land Lot #64, of the 10th District, 1st Section, of Union County, Georgia and being Lot F-7, of Hidden Lake Subdivision, as shown on a plat of survey made by Jack Stanley, Union County, Georgia Surveyor, as recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Plat Book "L", Folio 139 and reference is heremade to said plat of survey for a full and complete description herein.

Being the same property conveyed to Oris Fabian Smith by Deed from Theodore L. Smith and Robin B. Smith, recorded 04/17/2001, in Deed Book 370, Page 656.

As described in Deed Book 669, Page 195. Further described as Map & Parcel 057A064. You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on May 23, 2018, and that by reason of an Order for Service by Publication entered by the Court on June 18, 2018, you are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's 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 N. Stanley Gunter, Judge of said Court.

This 26th day of June, 2018.

Judy L. Odum

Clerk of Superior Court, Union County

NJul4,11,18,25,18

### IN THE SUPERIOR COURT OF UNION COUNTY

#### STATE OF GEORGIA

YOUNGSTOWN GROUP, LLC, a Georgia Limited Liability Company,  
Petitioner,

v.

A TRACT OF LAND IN LAND LOT 251, 9TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, BEING A TRACT OF 2.231 ACRES; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: ANTHONY H. PETTY, BRANCH BANKING AND TRUST COMPANY, AND OTHER PARTIES, KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY,  
Respondents.

Civil Action No. 18-CV-74-SG

##### NOTICE OF SUMMONS

TO: All persons or parties, known or unknown, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lot 251 of the 9th District, 1st Section, Union County, Georgia, being more particularly described as follows:

All that tract or parcel of land lying and being in Union County, Georgia and being a part of Land Lot No. 251, 9th District and 1st Section thereof, containing 2.231 acres, more or less, and being more particularly described on that certain plat of survey dated August 16, 2017, by Cleveland & Cox Land Surveying, LLC, Roger L. Owenby, GRLS No. 2763, filed of record in Plat Book 70, Page 212 in the Office of the Clerk of Superior Court, Union County, Georgia. Said plat of survey is incorporated herein by reference thereto.

Further described as Map & Parcel 038058A. You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on March 21, 2018, and that by reason of an Order for Service by Publication entered by the Court on June 18, 2018, you are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's 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 N. Stanley Gunter, Judge of said Court.  
This 26th day of June, 2018.  
Judy L. Odum  
Clerk of Superior Court, Union County  
NJul4,11,18,25,18

### STATE OF GEORGIA

#### UNION COUNTY

##### NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Allen Leon Stroud,  
All debtors and creditors of the estate of Allen Leon Stroud, 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 28th day of June, 2018.  
By: Crystal Lee Aber  
2508 Garden Plum Way  
Woodstock, GA 30189  
NJul4,11,18,25,18

### IN THE PROBATE COURT

#### COUNTY OF UNION

##### STATE OF GEORGIA

##### IN RE: ESTATE OF

##### BERNICE WARREN WOODIE, DECEASED

##### ESTATE NO. 18-94

##### PETITION FOR LETTERS OF ADMINISTRATION

NOTICE  
Susan Jane Warren has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Bernice Warren Woodie, 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 July 30, 2018. 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  
NJul4,11,18,25,18

### IN THE SUPERIOR COURT OF UNION COUNTY

#### STATE OF GEORGIA

YOUNGSTOWN GROUP, LLC,  
a Georgia Limited Liability Company,  
Petitioner,

v.  
A TRACT OF LAND IN LAND LOT 87, 8TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA, BEING 1.00 ACRE; AND AS THEIR RESPECTIVE INTERESTS MAY APPEAR: ESTATE OF BLANCHE RAPER, BY AND THROUGH JAMES RAPER, EXECUTOR, HEIRS OF BLANCHE RAPER KNOWN OR UNKNOWN, CHRISTINE RAPER, EDITH PATTERSON, JAMES RAPER, JIM RAPER, MARY WARREN, JOHN G. PATTERSON, DAVID B. PATTERSON, ELIZABETH BEAVERS, EDDIE PATTERSON, DANNY PATTERSON, AND OTHER PARTIES KNOWN OR UNKNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY,  
Respondents.

Civil Action No. 18-CV-134-SG

##### NOTICE OF SUMMONS

TO: All persons or parties, known or unknown, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lot 87 of the 8th District, 1st Section, Union County, Georgia, being more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot 87, of the 8th District, 1st Section, Union County, Georgia, containing 1.00 acre, more or less, being designated as Tract 1, on that certain plat of survey prepared by Robert J. Breedlove, RLS, dated 9/6/96 and recorded in Plat Book 38, Page 69, Union County Superior Court Records. Said plat is incorporated herein by reference for a more complete description of the property conveyed herein.

The above described property is a portion of that same property conveyed by Warranty Deed from the Gurley Raper Heirs at Law to Blanche Raper, dated December 20, 1986 and recorded in Deed Book 155, Page 669, Union County Superior Court Records.

As described in Deed Book 264, Page 478. Further described as Map & Parcel 006107D. You are hereby notified that the above-styled action seeking a Petition to Establish Quiet Title was filed on May 23, 2018, and that by reason of an Order for Service by Publication entered by the Court on June 25, 2018, you are hereby commanded and required to file with the clerk of said Court and serve upon Daniel J. Davenport, Petitioner's 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 N. Stanley Gunter, Judge of said Court.

This 3rd day of July, 2018.

Judy L. Odum

Clerk of Superior Court, Union County

NJul11,18,25,Aug11,18

### NOTICE OF SALE UNDER POWER

#### GEORGIA, UNION COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from DAVID GEORGE PELKEY to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC AS NOMINEE FOR PARK STEELING BANK, dated February 25, 2013, recorded February 27, 2013, in Deed Book 931, Page 708, Union County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Seventy-Nine Thousand Five Hundred and 00/100 Dollars (\$179,500.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to PennyMac Loan Services, LLC, there will be sold 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 August, 2018, all property described in said Security Deed that is being but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13, 16TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA BEING LOT 8, CONTAINING 1.004 ACRES, OF CREEKMONT SUBDIVISION AS PER PLAT OF SURVEY BY CLEVELAND & COX LAND SURVEYING, LLC, ROBERT L. OWENBY, DATED JANUARY 22, 2013 AND RECORDED IN PLAT BOOK 65, PAGE 101, UNION COUNTY, GEORGIA RECORDS WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF.  
THE PROPERTY IS SUBJECT TO THE ROADS AS SHOWN ON THE AFORESAID PLAT. THE PROPERTY IS SUBJECT TO THE RESTRICTIONS AS RECORDED IN DEED BOOK 262, PAGES 728-731, AND AMENDED IN DEED BOOK 269, PAGES 786-787, UNION COUNTY, GEORGIA RECORDS. THE PROPERTY IS SUBJECT TO THE WATER AGREEMENT RECORDED IN DEED BOOK 269, PAGES 788-790, UNION COUNTY, GEORGIA RECORDS. THE PROPERTY IS SUBJECT TO THE EASEMENT IN FAVOR OF BLUE RIDGE MOUNTAIN EMC AS RECORDED IN DEED BOOK 263, PAGE 482, UNION COUNTY, GEORGIA RECORDS. THE PROPERTY IS SUBJECT TO THE TRUST INDENTURE AS RECORDED IN DEED BOOK 301, PAGES 503-507, UNION COUNTY, GEORGIA RECORDS.

THE GRANTOR GRANTS TO GRANTEE A NON-EXCLUSIVE PERPETUAL EASEMENT OF INGRESS AND EGRESS OVER AND UPON THE SUBDIVISION ROADS TO THE SUBJECT PROPERTY AS SHOWN ON THE AFORESAID PLAT OF SURVEY. Said legal description being controlling, however the property is more commonly known as 245 CREEKMONT DR, BLAIRSVILLE, GA 30512. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Notice of Indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed and Note.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is DAVID GEORGE PELKEY, or tenants(s).

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.  
Please note that, pursuant to O.C.G.A. § 44-14-162.2, you are not entitled by law to an amendment or modification of the terms of your loan. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: PennyMac Loan Services, LLC, Loss Mitigation Dept., 3043 Townsgate Rd., Suite 200, Westlake Village, CA 91361, Telephone Number: 1-866-549-3583.

PENNYMAC LOAN SERVICES, LLC  
as Attorney in Fact for  
DAVID GEORGE PELKEY

THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
Attorney Contact: Ruben Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071  
Telephone Number: (877) 813-0992 Case No. PNY-18-00502-1

Ad Run Dates 07/11/2018, 07/18/2018, 07/25/2018, 08/01/2018  
www.rublinlublin.com/property-listings.phpc  
NJul11,18,25,Aug11,18

### NOTICE OF SALE UNDER POWER

#### STATE OF GEORGIA, COUNTY OF UNION

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by JOHNNY A SPENCE to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE FOR BANK OF THE OZARKS, ITS SUCCESSORS AND ASSIGNS dated 11/17/2017, and Recorded on 11/20/2017 as Book No. 1091 and Page No. 276-286, UNION COUNTY, Georgia records, as last assigned to WELLS FARGO BANK, N.A. (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$122,100.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the UNION County Courthouse within the legal hours of sale on the first Tuesday in August, 2018, the following described property: TRACT ONE: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 64, 10TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, BEING LOT G-2, CONTAINING 0.60 ACRES, MORE OR LESS, OF HIDDEN LAKE PROPERTIES, AS SHOWN ON A PLAT OF SURVEY BY JACK STALEY, UNION COUNTY SURVEYOR, DATED MAY 1, 1980 AND RECORDED IN PLAT BOOK L, FOLIO 73, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO REACH THE TRUE POINT OF BEGINNING START AT THE ORIGINAL LAND LOT CORNER COMMON TO LAND LOTS 44, 45, 64 AND 65 OF SAID DISTRICT AND SECTION; THENCE SOUTH 66 DEGREES 38' EAST 1,833.20 FEET TO INTERSECTION OF THE EAST RIGHT OF WAY LINE OF ROBERTSON CIRCLE AN THE NORTH RIGHT OF WAY LINE OF HESTER DRIVE, THE TRUE POINT OF BEGINNING; THENCE ALONG AND WITH THE NORTH RIGHT OF WAY LINE OF HESTER DRIVE TWO (2) COURSES AND DISTANCES AS FOLLOWS: SOUTH 73 DEGREES 31' EAST 123.3 FEET, SOUTH 70 DEGREES 04' EAST 99.1 FEET TO AN IRON PIN; THENCE NORTH 4 DEGREES 51' WEST 145.1 FEET TO AN IRON PIN; THENCE NORTH 71 DEGREES 19' WEST 175.4 FEET TO AN IRON PIN SET IN THE EAST RIGHT OF WAY LINE OF ROBERTSON CIRCLE; THENCE ALONG AND WITH THE EAST RIGHT OF WAY LINE OF ROBERTSON CIRCLE SOUTH 14 DEGREES 02' WEST 136.1 FEET TO THE TRUE POINT OF BEGINNING.

THE PROPERTY IS SUBJECT TO ALL MATTERS AS SHOWN ON THE AFORESAID PLAT. THE PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF BLUE RIDGE MOUNTAIN EMC AS RECORDED IN DEED BOOK 337, PAGE 789, UNION COUNTY, GEORGIA RECORDS.

##### TOGETHER WITH:

TRACT TWO: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 64, 10TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, BEING LOT G-3, CONTAINING 0.60 ACRES, MORE OR LESS, OF HIDDEN LAKE PROPERTIES, AS SHOWN ON A PLAT OF SURVEY BY JACK STALEY, UNION COUNTY SURVEYOR, DATED MAY 1, 1980 AND RECORDED IN PLAT BOOK L, FOLIO 73, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO REACH THE TRUE POINT OF BEGINNING START AT THE ORIGINAL LAND LOT CORNER COMMON TO LAND LOTS 44, 45, 64 AND 65 OF SAID DISTRICT AND SECTION; THENCE SOUTH 66 DEGREES 38' EAST TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF ROBERTSON CIRCLE AND THE NORTH RIGHT OF WAY LINE OF HESTER DRIVE; THENCE ALONG AND WITH THE NORTH RIGHT OF WAY LINE OF HESTER DRIVE TWO COURSES AND DISTANCES AS FOLLOWS: SOUTH 73 DEGREES 31' EAST 123.3 FEET, SOUTH 70 DEGREES 04' EAST 99.1 FEET TO AN IRON PIN AT THE TRUE POINT OF BEGINNING; THENCE CONTINUING WITH SAID RIGHT OF WAY TWO 920 COURSES AND DISTANCES AS FOLLOWS: SOUTH 82 DEGREES 37' EAST 101.9 FEET, NORTH 78 DEGREES 53' EAST 60.7 FEET TO AN IRON PIN; THENCE NORTH 6 DEGREES 08' EAST 134.9 FEET TO AN IRON PIN; THENCE NORTH 86 DEGREES 22' WEST 187.6 FEET TO AN IRON PIN; THENCE SOUTH 4 DEGREES 51' EAST 145.1 FEET TO THE TRUE POINT OF BEGINNING.

THE PROPERTY IS SUBJECT TO ALL MATTERS AS SHOWN ON THE AFORESAID PLAT. THE PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF BLUE RIDGE MOUNTAIN EMC AS RECORDED IN DEED BOOK 337, PAGE 789, UNION COUNTY, GEORGIA RECORDS.

NJul11,18,25,Aug11,18

### NOTICE OF SALE UNDER POWER

#### STATE OF GEORGIA

#### COUNTY OF UNION

Pursuant to the Power of Sale contained in a Security Deed given by Michael L. Crowe to Claude T. Scissom and Martha A. Scissom dated 03/17/2014 and recorded in Deed Book 969 Pages 692-693 Union County, Georgia records; conveying the after-described property to secure a Note in the original principal amount of \$375,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia within the legal hours of sale on August 7, 2018, the following described property: All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 242 of Union County, Georgia, containing 1,414 acres, more or less, as shown on a plat of survey by Rochester & Associates, Inc., dated February 17, 1998, and recorded in Union County, Georgia records in Plat Book 41, Page 2. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as 7 Nautical Point, Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Michael L. Crowe, or tenant or tenants.

Claude T. Scissom and Martha A. Scissom is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.  
Claude T. Scissom and Martha A. Scissom  
706-745-4119

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

Claude T. Scissom and Martha A. Scissom as agent and Attorney in Fact for Michael L. Crowe

Kenya L. Patton, P.C., 44B Blue Ridge St., Blairsville, GA 30512 (706) 745-2142  
THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
NJul11,18,25,Aug11,18