North Georgia News

Legal Notices for September 7, 2016

NOTICE OF FORECLOSURE
OF EQUITY OF REDEMPTION
TO: DAVID SMITH AND LESLIE SMITH, ESTATE
OF DAVID SMITH - HEIRS KNOWN OR UNKNOWN, ESTATE OF LESLIE SMITH - HEIRS
KNOWN OR UNKNOWN, IMC MORTGAGE COM-RNOWN OR DINNOWN, INC MURITAGE COM-PANY, CITIFINANCIAL MORTGAGE COMPANY, INC., AND OTHER PARTIES KNOWN OR UN-KNOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE PROPERTY BELOW. RE: FORECLOSURE OF EQUITY OF REDEMPTION CONTRACTOR OF THE PROPERTY OF THE PR

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

SEQ.). Take notice that:

This is a Notice pursuant to O.C.G.A. § 48-4-46 to Foreclose the Equity of Redemption for Tax Sale Deed.

Sale Deed.
The right to redeem the following described property, to wit:
All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lots 119 & 120, of Union County, Georgia, containing 1.115 acres, more or less and being Lot 2, as shown on a plat of survey by Rochester & Associates, Inc., dated October 19, 1994 and recorded in Union County Records in Plat Book 32, Page 144. Said plat is incorporated herein, by reference hereto, for a full and complete de-

32, Page 144. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. As described in Deed Book 285, page 182 & Deed Book 224, Page 501, Union County, Georgia Records. Further described as Map & Parcel 074008A.

will expire and be forever foreclosed and barred on and after October 1, 2016. The tax deed to which this notice relates is dated the 1st day of July, 2014, and is recorded in the Office of the Clerk of the Superior Court of Union County, Georgia, in Deed Book 982 at Pages 218-219.

The property may be redeemed at any time before October 1, 2016, by payment of the redemption price as fixed and provided by law to the undersigned name at the following address:

Akins & Davenport, PC P.O. Box 923 P.O. BOX 923
Blairsville, GA 30514
PLEASE BE GOVERNED ACCORDINGLY.
Daniel J. Davenport
Akins & Davenport, PC

Attorney for Youngstown Group, LLC Georgia Bar No. 821237

80 Town Square P.O. Box 923 Blairsville, GA 30514 (706) 745-0032

STATE OF GEORGIA

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS RE: Estate of William Michael Harbin, All debtors and creditors of the estate of Wil-liam Michael Harbin, deceased, late of Union niam wichael narbin, 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 es-tate are required to make immediate payment to the Personal Representative(s).

to the Personal Representative This 9th day of August, 2016. By: Garry D. George, 600 Town Creek Rd. Cleveland, GA 30512

NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF UNION
RE: Estate of Thomas A. Barry, II
All creditors of the estate of Thomas A. Barry,
II, deceased, late of Union County, Georgia, are
hereby notified to render their demands to the
undersigned according to law, and all persons
indebted to said estate are required to make
immediate payment to the undersigned.
This 18th day of August, 2016
Administrator: Thomas A. Barry, III
21 Hewey Street

Administrator: nomas A. Barry, ili 21 Hewey Street Lisbon Falls, ME 04252 Address: c/o Eddy A. Corn, Attorney 253 Big Sky Drive Hiawassee, GA 30546 Phone: 706-896-3451

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Thomas Austin Barry II,
All debtors and creditors of the estate of
Thomas Austin Barry II, 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 esthe law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 15th day of August, 2016. By: Thomas Austin Barry III 21 Hewey St. Lisbon Falls, ME 04252 NA

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA IN RE: ESTATE OF

ANNE HOOD BROWN, DECEASED ESTATE NO. 16-107
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

NOTICE
Laurene C. Cuvillier has petitioned (for Letters
of Administration) to be appointed Administrator of the estate of Anne Hood Brown deceased. tor or the estate of Anne Hood Brown 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 interested parties are nereby notified to show cause why said petition should not be granted. All objections to the petition must be in writ-ing, setting forth the grounds of any such ob-jections, and must be filed with the court on or before September 26, 2016. 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/objec-tions, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the rollowing 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

DW. Wield: Starter.

By: Kristin Stanley PROBATE CLERK

65 Courthouse St., Ste. 8 Blairsville, GA 30512 (706) 439-6006 N(Aug31,Sept7,14,21)B

IN THE PROBATE COURT

COUNTY OF UNION
STATE OF GEORGIA
IN RE: ESTATE OF
BEVERLY ANN COOPER, DECEASED **ESTATE NO. 16-105**

PETITION FOR LETTERS OF ADMINISTRATION

NOTICE
Joyce Ann Oliver has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Beverly Ann Cooper 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 ob-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 September 19, 2016. 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. tion may be granted without a hearing Dwain Brackett

Dwain Brackett
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006

NUIGE
This notice serves purpose that Blairsville
Storage will hold a public auction pursuant
to the Georgia Self Storage Act: Georgia Code
Section 10-4-210 to 10-4-215, on September
12, 2016 10:00am at Blairsville Storage, located at 27 Orbit Drive, Blairsville, GA 30512,
County of Union, State of Georgia.
NICHOLAS TAYLOR R11
This question will be a people self to the highest

This auction will be a cash sale to the highest bidder, or disposed of. Sale subject to cancel-lation in the event of a settlement between the owner and obligated party.

NOTICE
This notice serves purpose that Blairsville Storage will hold a public auction pursuant to the Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215, on September 12, 2016 10:00am at Blairsville Storage, located at 27 Orbit Drive, Blairsville, GA 30512, County of Union, State of Georgia.

JIMMY TAYLOR R8
This auction will be a cash sale to the highest bidder, or disposed of. Sale subject to cancellation in the event of a settlement between the

lation in the event of a settlement between the owner and obligated party.

NUTICE
This notice serves purpose that Blairsville
Storage will hold a public auction pursuant
to the Georgia Self Storage Act: Georgia Code
Section 10-4-210 to 10-4-215, on September
12, 2016 10:00am at Blairsville Storage, located at 27 Orbit Drive, Blairsville, GA 30512,
County of Union, State of Georgia.

MARLA WREN E15

This question will be seed solve the title between

MANLA WICK E13 This auction will be a cash sale to the highest bidder, or disposed of. Sale subject to cancel-lation in the event of a settlement between the owner and obligated party.

NOTICE
This notice serves purpose that Blairsville Storage will hold a public auction pursuant to the Georgia Self Storage Act: Georgia Code Section 10-4-210 to 10-4-215, on September 12, 2016 10:00am at Blairsville Storage, located at 27 Orbit Drive, Blairsville, GA 30512, County of Union, State of Georgia.

RONDA SHIELDS C39
This auction will be a cash sale to the highest bidder, or disposed of. Sale subject to cancellation in the event of a settlement between the

lation in the event of a settlement between the owner and obligated party.

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA

STATE OF GEORGIA
IN RE: Dawn M. Milne
Civil Action File No: 16-CV-286-SG
NOTICE OF PETITION TO CHANGE NAME
Georgia, Union County
Notice is hereby given that Dawn M. Milne, the
undersigned, filed his petition to the Superior
Court of Union County, Georgia on the 29th day
of August, 2016, praying for a change in the
name of petitioner form Dawn Marie Milne to
Dawn Marie Lynch. Notice is hereby given pursuant to law to any interested or affected party
to appear in said court and to file objections
to such name change. Objections must be filed to such name change. Objections must be filed with said Court within 30 days of the filing of said petition. This 29 day of August, 2016

STATE OF GEORGIA

UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Ronnie Dale Brown,
All debtors and creditors of the estate of

Ronnie Dale Brown, 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 es-tate are required to make immediate payment to the Personal Representative(s).

This 2nd day of September, 2016. By: Angela Patricia Stokes 1597 Blue Ridge Dr. Gainesville, GA 30501

N(Sept7,14,21,28)B STATE OF GEORGIA

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Harold Stephens, All debtors and creditors of the estate of

Harold Stephens, deceased, late of Union ration Stephens, deceased, rate of ontoil 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 Demand Representative (s). to the Personal Representative(s). This 29th day of August, 2016. By: Diane Stephens 715 Gordon

Blairsville, GA 30512 N(Sept7,14,21,28)B

STATE OF GEORGIA

STATE OF GEORGIA
UNION COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Bonnie McCollum,
All debtors and creditors of the estate of
Bonnie McCollum, 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) tate are required to make infinited to the Personal Representative(s). This 2nd day of September, 2016. By: Stephen D. Green 6978 Titus Valley Ct. Hiawassee, GA 30546

N(Sept7,14,21,28)B

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS

NOTICE TO DESTORS AND CREDITORS
RE: Estate of Dorothy Lewis,
All debtors and creditors of the estate of
Dorothy Lewis, 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 infinited to the Personal Representative(s). This 31st day of August, 2016. By: R.L. Martin 67 Ray Lewis Rd. Blairsville, GA 30512

N(Sept7,14,21,28)B

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP OR OTHERS STATE OF GEORGIA COUNTY OF UNION

The undersigned does hereby certify that Daniel Jeffrey Martin conducting a business as State Line Tire in the City of Blairsville, County of Union, in the State of Georgia, under the name of State Line Tire and that the nature of the business is Tire Dealer and that the names and addresses of the persons, firms or part-nership owning and carrying on said trade or business are: Daniel Jeffrey Martin, P.O. Box 145, Brasstown, North Carolina 28902, busi-ness address 8938 Murphy Highway, Blairsville, GA 30512.

NOTICE OF SUMMONS IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA LAUREL BROOKE PROPERTY OWNERS ASSO-

CIATION, INC. Petitioner, v. Civil Action No. 16-

CV-7-MM
A TRACT OF LAND IN LAND LOTS 194 &195,
8th district, 1st Section of Union County,
Georgia being lot 102 of Laurel Brooke
Subdivision; and Astheir: Respective In-SUBJUVISION; AND ASTIREIR. RESPECTIVE IN-TERESTS MAY APPEAR DEBRA N. GUTSHALL N/K/ADEBRA N. FAIOLA, AND OTHER PARTIES, KNOWN OR UNKOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY

UR IN ILHEST IN THE RESPONDENT PROPERTY Respondents.

TO: DEBRA N. GUTSHALL N/K/A DEBRA N. FAIOLA, and all persons known or unknown, who may claim adversely to Petitioner's title to all that tract or parcel of land lying and being in Land Lots 194 & 195 of the 8th District, 1st Section, Union County, All that tract or parcel of land lying and being in Land Lots 194 & 195, 8th District, 1st Section, Union County, Georgia, being Lot 102, containing 1.682 acres, more or less, Laurel Brooke Subdivision, Phase III, as shown on said plat of survey by Land Tech Services, Inc. RS #2653, dated 1/12/04, revised 3/2/04 and recorded in Plat Book 54, Pages 92-94, Union County Records, which description is made a part hereof.

The proper is subject to the road, utility, water mains and reserved septic easements as shown on said plat.

shown on said plat.

The property is subject to restrictions recorded in Deed Book 442, Pages 312-316, Union Coun-

in Deed Book 442, Pages 312-316, Union County Records.
The property is subject to an easement to Blue Ridge Mountain EMC recorded in Deed Book 446, Page 222, Union County Records.
The property is subject to the set back lines as shown on said plat.
Grantor grants to grantee a nonexclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above nronerty.

property.

As described in Deed Book 713, page 645,
Union County, Georgia. Further described as
Map & Parcel 008042102.
You are hereby notified that the above-styled
action seeking a Petition to Establish Quiet
Title, and that by reason of an Order for Service Title, and that by reason of an Order for Service by Publication entered by the Court on August 29, 2016, 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 sixty (60) days of the date of the Order for Service by Publication.
Witness the Honorable Murphy Miller, Judge of said Court.

said Court. This 1st day of September, 2016.

Judy L. Odom Clerk of Superior Court, Union County

NOTICE OF SUMMONS IN THE SUPERIOR COURT OF UNION COUNTY
STATE OF GEORGIA
WILLIAM ARTHUR LAWSON Petitioner, v. Civil

WILLIAM ARTHUR LAWSON Petitioner, v. Civil Action No. 15-CV-451-MM
A TRACT OF LAND IN LAND LOTS 194 & 195, 8TH DISTRICT, 1ST SECTION OF UNION COUNTY, GEORGIA BEING LOT 80 OF LAUREL BROOKE SUBDIVISION, AND AS THEIR RESPECTIVE INTERESTS MAYAPPEAR: DEBRA N. GUTSHALL N/K/A DEBRA N. FAIOLA, AND OTHER PARTIES, KNOWN OR UNKOWN, WHO HAVE OR CLAIM ANY ADVERSE OR POSSESSORY RIGHT, TITLE OR INTEREST IN THE RESPONDENT PROPERTY RESPONDENTS.

OR INTEREST IN THE RESPONDENT PROPERTY
Respondents.

TO: DEBRA N. GUTSHALL N/K/A DEBRA N.
FAIOLA, and all persons known or unknown,
who may claim adversely to Petitioner's title
to all that tract or parcel of land lying and being in Land Lots 23 and 24 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 Lots 194 & 195, 8th District, 1st Section, Union County, Georgia, containing 1.092
acres, more or less and being Lot Eighty (80) of
Laurel Brooke Subdivision, Phase II, as shown
on said plat of survey by Land Tech Services,
Inc. RS #2653, dated 9/8/03 and recorded in
Plat Book 53, Pages 122-126, Union County Inc. Ks #2553, dated 9/8/03 and recorded in Plat Book 53, Pages 122-126, Union County Records, which description is incorporated herein by reference and made a part hereof. The property is subject to the road easements and 50 foot state waters buffer as shown on

The property is subject to restrictions recorded in Deed Book 442, Pages 312-316, union Coun-

ty Hecords.

The property is subject to an easement to Blue Ridge Mountain EMC recorded in Deed Book 446, Page 222, Union County Records. Grantor grants to Grantee a nonexclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above property.

property.
As described in Deed Book 713, page 643,
Union County, Georgia. Further described as
Map & Parcel 008042A80.
You are hereby notified that the above-styled
action seeking a Petition to Establish Quiet
Title, and that by reason of an Order for Service
by Publication entered by the Court on August
29, 2016, you are hereby commanded and reby Publication entered by the Court on August 29, 2016, 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 sixty (60) days of the date of the Order for Service by Publication.

Witness the Honorable Murphy Miller, Judge of said Court.

said Court. day of ___

Judy L. Odom
Clerk of Superior Court, Union County N(Sep7.14.21.28)

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 Anthony D.
Lance and Judy M. Lance to Top Flite Financial, dated January 25, 2012, recorded in Deed Book 892, Page 270, Union County, Georgia Records, as last transferred to Urban Financial Group by as last transferred to Ordan Finding at ordup by assignment recorded in Deed Book 918, Page 359, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED EIGHTY-SEVEN THOUSAND SIX HUNDRED AND 0/100 DOLLARS (\$387,600.00), with DRED AND 0/100 DOLLARS (\$387,600.00), 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 October, 2016, 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 Security Deed and by law, including attorney's fees (notice of inof this sale, as provided in Security Deed and by law, including attorney's fees (notice of in-tent to collect attorney's fees having been giv-en). 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 prop-erty, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Finance of America Reverse LLC, f/k/a Urban Financial Group is the holder of the Security Deed to the property in Reverse LLC, f/k/a Urban Financial Group 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: CeLink, 3900 Capital City Blvd, Lansing, MI 48906 800-761-0073. To the best knowledge and belief of the undersigned, the party in possession of the property is Anthony D. Lance and Judy M. Lance or a tenant or tenants and said property is more commonly known as 296 Loving Road, Morganton, Georgia 30560. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptev Code and (2) to d 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. Finance of America Reverse LLC, f/k/a Urban Financial Group as Attorney in Fact for Anthony D. Lance and Judy M. Lance McCalla Raymer Pierce, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net EXHIBIT "A" All that tract or parcel of land ly-ing and being in Land Lot 88 of the 8th District, 1st Section, of Union County, Georgia, Tract A, containing 11 00 acres as shown on a plat 1st Section, of Union County, Georgia, Iract A, containing 11.00 acres, as shown on a plat of survey, dated 12/16/2011 for Anthony D. & Judy Lance, recorded in Plat Book 64, Page 152, Union County, Georgia Records. Which plat of survey is incorporated herein and made a part hereof. Property subject to all right-of-ways, buffers and easements of record. MR/ sju 10/4/16 Our file no. 5836313 - FT17

NOTICE OF SALE UNDER POWER

STATE OF GEORGIA
COUNTY OF UNION
Under and by virtue of the power of sale contained in that certain Deed to Secure Debt from Under and by virtue of the power of sale contained in that certain Deed to Secure Debt from Jennifer L. Roberts (the "Grantor") to and in favor of Don Phillips and Troy Phillips, Trustees of The Bonnie A. Phillips and Jack Phillips Trust Agreement dated October 15, 1982 (the "Lender") dated September 15, 2014 filed for record on September 16, 2014, and recorded in Deed Book 985, Page 604-605, Union County, Georgia records (the "Deed to Secure Debt"); with Deed of Correction at Deed Book 992, Pages 541-542 securing that certain Promissory Note from Jennifer Roberts to and in favor of, Don Phillips and Troy Phillips, Trustees of The Bonnie A. Phillips and Jack Phillips Trust Agreement dated October 15, 1982 in the original principal sum of One Hundred Forty Three Thousand Eight Hundred 00/100 DOLLARS (\$143,800.00) (the "Note"); there will be sold at public outcry by Lender as attorney-in-fact of Grantor to the highest bidder for cash between the legal hours for sale before the Courthouse door in Union County, Georgia, on the first Tuesday in October, 2015, that date being October 4, 2016, the following described land, improvements and appurtenances (hereinafter collectively referred to as the "Premises") to wit. All that tract or parcel of land lying and being in the 10th District, 1st Section, Land Lot 12 of Union County, Georgia, and being Tract-1, containing 2.774 acres, more or less, and Tract-2, containing 1.101 acres, more or less, and Tract-2, containing 1.101 acres, more or less, shown on a plat of survey by DPE Development Planning & Engineering, Inc., dated August 27, 2014, revised September 12, 2014 and recorded in Union County, Georgia, not be of survey by DPE Development Planning & Engineering, Inc., dated August 27, 2014, revised September 12, 2014 and recorded in Union County, Georgia records in Plat Book 67, Page 31. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.

complete description of the above described

property. Subject to 12' Easement as shown on above described plat.

Property is subject to riparian rights to Coosa

AND

AND
All that tract or parcel of land lying and being
in the 10th District, 1st Section, Land Lot 12 of
Union County, Georgia and being R/W AREA No.
1 containing 0.435 acre, more or less, and R/W
AREA No. 2 containing 0.527 acre, more or less,

ARCA NO. 2 Containing U.327 acte, more riess, as shown on a plat of survey by DPE Development Planning Engineering, Inc., dated August 27, 2014 and recorded in Union County, Georgia records in Plat Book 67, Page 69. Said plat is incorporated herein by reference hereto, for a full and complete description of the above described property.
Property is subject to riparian rights to Coosa

Creek.
Said property a total of 5.549 acres.
The indebtedness evidenced by the Note is due and payable and remains unpaid. The Deed to Secure Debt, therefor has become and is now foreclosable according to its terms. Accordingly, the premises will be sold at public outcry pursuant to the terms of the power of sale provided in the Deed to Secure Debt.
The Premises will be sold on an "as is, where is having without recovers grainet Lender and

is" basis without recourse against Lender and without representation or warranty of any kind or nature whatsoever by Lender with respect

The proceeds of the sale are to be applied first to the expenses of the sale and all profirst to the expenses of the sale and all proceedings in connection therewith, including attorney's fees (notice of intention to collect attorney's fees having been given), then to the payment of all sums secured by the Deed to Secure Debt, and the remainder, if any, will be paid to the person or persons legally entitled thereto, all as provided in the Note and Deed to Secure Debt. The Premises shall be sold as the property of Grantor, subject to all restrictions, easements and other matters of record that are prior to the Deed to Secure Debt and to which the Deed to Secure Debt and to any unpaid city, county and state ad valorem taxes or assessments relating to the Premises.

valorem taxes or assessments retaung to the Premises. To the best of the undersigned's knowledge and belief, the owner of the Premises is the Grantor and the party or parties in possession of the Premises is the Grantor or tenants of the

Don Phillips and Troy Phillips, Trustees of The Bonnie A. Phillips and Jack Phillips Trust Agreement dated October 15, 1982 As Attor-ney-in-Fact for Jennifer L. Roberts.