

North Georgia News

Legal Notices for June 10, 2020

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA
IN RE: ESTATE OF BARBARA J. HARKINS, DECEASED
ESTATE NO. 20-29
PETITION FOR LETTERS OF ADMINISTRATION NOTICE

Jeff Harkins has petitioned to be appointed Administrator of the estate of Barbara J. Harkins, deceased, owning property in 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, in spite of the declaration of judicial emergency, and must be filed with the court on or before June 15, 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
N(May20,27,Jun3,10)

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA
IN RE: ESTATE OF JOYCE BETTY NORTON, DECEASED
ESTATE NO. 20-36
PETITION FOR LETTERS OF ADMINISTRATION NOTICE

Michael Norton has petitioned to be appointed Administrator of the estate of Joyce Betty Norton, 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, in spite of the declaration of judicial emergency, and must be filed with the court on or before June 15, 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
N(May20,27,Jun3,10)

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA
IN RE: ESTATE OF NICHOLAS POZERYCKI, DECEASED
ESTATE NO. 20-33
PETITION FOR LETTERS OF ADMINISTRATION NOTICE

Beverly Ford Pozerycki has petitioned to be appointed Administrator of the estate of Nicholas Pozerycki, 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, in spite of the declaration of judicial emergency, and must be filed with the court on or before June 15, 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
N(May20,27,Jun3,10)

IN THE PROBATE COURT COUNTY OF UNION STATE OF GEORGIA
IN RE: ESTATE OF TERRY RAY STROUD, DECEASED
ESTATE NO. 20-30
PETITION FOR LETTERS OF ADMINISTRATION NOTICE

April JaNene Shinpaugh has petitioned to be appointed Administrator of the estate of Terry Ray Stroud, 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, in spite of the declaration of judicial emergency, and must be filed with the court on or before June 15, 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
N(May20,27,Jun3,10)

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS
RE: Estate of George Vance Upchurch, All debtors and creditors of the estate of George Vance Upchurch, 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, not with-standing the order of statewide judicial emergency, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 15th day of May, 2020.

By: Sue Willingham Upchurch
3515 Mulkey Gap Rd.
Blairsville, GA 30512
N(May20,27,Jun3,10)

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Nancy Faith Wilson, All debtors and creditors of the estate of Nancy Faith Wilson, 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, not with-standing the order of statewide judicial emergency, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 15th day of May, 2020.

By: Mary Lee Seymour
1634 SE Burning Ln.
Port St. Lucie, FL 34952
N(May20,27,Jun3,10)

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Gloria G. Scott, All debtors and creditors of the estate of Gloria G. Scott, 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, not with-standing the order of statewide judicial emergency, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 22nd day of May, 2020.

By: James Steven Scott
968 Hampton Trail, NW
Lilburn, GA 30047
N(May27,Jun3,10,17)

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Julie F. Rodda, All debtors and creditors of the estate of Julie F. Rodda, 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, not with-standing the order of statewide judicial emergency, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 22nd day of May, 2020.

By: John D. Rodda
131 Lance Crossing
Blairsville, GA 30512
N(May27,Jun3,10,17)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA
IN RE: MICHAEL B. SMITH, DECEASED
ESTATE NO. 20-32
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of Judy V. Smith for a year's support from the estate of Michael B. Smith Deceased, for Decedent's Surviving Spouse (and) minor child(ren), having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before June 22, 2020 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 on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the Petition may be granted without a hearing.

Dwain Brackett
Judge of the Probate Court
By: Kristin Stanley
Clerk of the Probate Court
65 Courthouse St., Suite 8
Blairsville, GA 30512
Address
(706) 439-6006
Telephone Number
N(May27,Jun3,10,17)

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Billy M. Decker, All debtors and creditors of the estate of Billy M. Decker, 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, not with-standing the order of statewide judicial emergency, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 22nd day of May, 2020.

By: Eva Beth Decker
PO Box 428
Blairsville, GA 30514
Darren Bret Decker
16505 Quayside Dr.
Milton, GA 30004
N(May27,Jun3,10,17)

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Evelyn Thomas Hall, All debtors and creditors of the estate of Evelyn Thomas Hall, 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, not with-standing the order of statewide judicial emergency, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 22nd day of May, 2020.

By: Patricia Hall Raleigh
4408 Old Hwy 64 W.
Warne, NC 28909
N(May27,Jun3,10,17)

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 Lauren Elizabeth Klopp, conducting a business as Cactus Blossom Studio, in the City of Blairsville, County of Union, in the State of Georgia, under the name of Cactus Blossom Studio and that the nature of the business is cards, prints, and custom design work and that the names and addresses of the persons, firms, or partnership owning and carrying on said trade or business are: Lauren Elizabeth Klopp - Owner, 226A Fairview Lane, Blairsville, GA 30512
N(Jun3,10)

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Guy Bradley, All debtors and creditors of the estate of Guy Bradley, 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, not with-standing the order of statewide judicial emergency, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 5th day of June, 2020.

By: David Jonathan Bradley
1215 Evergreen Park
Statham, GA 30666
N(Jun3,10,17,24)

IN THE SUPERIOR COURT OF UNION COUNTY STATE OF GEORGIA
Ashley Colleen Snow, Plaintiff

v.
Joel Newman Taylor, Jr., Defendant
Civil Action No. 20-CV-123-JP
NOTICE OF SUMMONS - SERVICE BY PUBLICATION
TO: Joel Newman Taylor, Jr., Defendant named above:

You are hereby notified that the above-styled action seeking Complaint For Divorce was filed against you in said court on May 28, 2020, and that by reason of an order for service of summons by publication entered by the court on May 28, 2020, you are hereby commanded and required to file with the clerk of said court and serve upon Ashley Colleen Snow, Plaintiff, whose address is 377 Cook Street, Blairsville, GA 30512, an answer to the complaint within sixty (60) days of the date of the order for service by publication. If you fail to do so, judgment by default will be taken against you for the relief demanded in the complaint. Witness the Honorable Joy R. Parks, Judge of said Court
This 29 day of May 2020
Judy L. Odum
Clerk of Superior Court
Union County
N(Jun10,17,25,Jul1)

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Charles Francis Jenkins, All debtors and creditors of the estate of Charles Francis Jenkins, 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, not with-standing the order of statewide judicial emergency, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 5th day of June, 2020.

By: Bonnie Ruth Jenkins
PO Box 909
Blairsville, GA 30514
N(Jun10,17,24,Jul1)

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS
RE: Estate of George Elton Keen, All debtors and creditors of the estate of George Elton Keen, 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, not with-standing the order of statewide judicial emergency, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 5th day of June, 2020.

By: Loy Calvin Cook
254 Crab Apple Rd.
Blairsville, GA 30512
N(Jun10,17,24,Jul1)

STATE OF GEORGIA UNION COUNTY NOTICE TO DEBTORS AND CREDITORS
RE: Estate of Benjamin F. McNair, All debtors and creditors of the estate of Benjamin F. McNair, 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, not with-standing the order of statewide judicial emergency, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s). This 5th day of June, 2020.

By: Catherine S. McNair
105 Promised Lane Way
Blairsville, GA 30512
N(Jun10,17,24,Jul1)

NOTICE
(For Discharge from Office and all Liability)
PROBATE COURT OF UNION COUNTY
Re: PETITION OF FLORENCE JANE CAMPBELL FOR DISCHARGE AS EXECUTRIX OF THE ESTATE OF FLORENCE H. LYKE, DECEASED.

To whom it may concern:
This is to notify you, not with-standing the order for judicial state of emergency, to file objection, if there is any, to the above referred petition, in this Court on or before June 22, 2020.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Dwain Brackett
Probate Judge
By: Kristin Stanley
Probate Court Clerk
65 Courthouse Street
Blairsville, GA 30512
(706)439-6006
N(Jun10)

IN THE PROBATE COURT OF UNION COUNTY STATE OF GEORGIA
IN RE: ESTATE OF CLAUDIA BROWN TODD, DECEASED
ESTATE NO. 20-55
PETITION BY PERSONAL REPRESENTATIVE FOR WAIVER OF BOND AND/OR GRANT OF CERTAIN POWERS NOTICE

Maria Todd Price and Phillip M. Todd 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, not with-standing the order for judicial state of emergency, on or before July 6, 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
N(Jun10)

GEORGIA, UNION COUNTY. NOTICE OF SALE UNDER POWER

Because of the default in the payment of a note in favor of AgGeorgia Farm Credit, ACA secured by a Deed to Secure Debt executed by Anthony I. Cole to AgGeorgia Farm Credit, ACA, for itself and as agent/nominee for any party pursuant to a Master Agreement among it and its wholly-owned subsidiaries AgGeorgia FLCA and AgGeorgia PCA, as their interests may appear, dated July 13, 2015, recorded in Deed Book 1011, pages 700-706, Union County Georgia Deed Records, and all modifications to said Deed to Secure Debt, the undersigned has declared the full unpaid amount of the indebtedness secured by said deed due and payable, and acting under the power of sale contained in said deed, for the purpose of paying said indebtedness, will on the first Tuesday in July, 2020, during the legal hours of sale at the courthouse in Union County, Georgia, sell at public outcry to the highest bidder for cash, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 291, 9TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, SHOWN AS LOT 23., CONTAINING 0.882 ACRES, MORE OR LESS, OF APPLE VALLEY OVERLOOK SUBDIVISION, AS PER PLAT OF SURVEY BY SOUTHERN GEOSYSTEMS, LTD, JAMES C. JONES, GRLS NOT 2298, DATED AUGUST 1, 2005, AS RECORDED IN PLAT BOOK 56, PAGES 231-232, UNION COUNTY, GEORGIA RECORDS, WHICH DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

THE PROPERTY IS SUBJECT TO THE RESTRICTIONS AND COVENANTS AS RECORDED IN DEED BOOK 613, PAGES 648-650, UNION COUNTY, GEORGIA RECORDS.

THE PROPERTY IS MADE SUBJECT TO THE ROADS AS SHOWN ON THE AFORESAID PLAT. THE PROPERTY IS SUBJECT TO A BLANKET EASEMENT AS RECORDED IN DEED BOOK 597, PAGES 166-167, UNION COUNTY, GEORGIA RECORDS.

THE PROPERTY IS SUBJECT TO THE EASEMENT GRANTED TO BLUE RIDGE MOUNTAIN EMC, AS RECORDED IN DEED BOOK 617, PAGE 592, UNION COUNTY, GEORGIA RECORDS.

THE PROPERTY IS SUBJECT TO THE EASEMENT RECORDED IN DEED BOOK 873, PAGES 91-92, UNION COUNTY, GEORGIA RECORDS. GRANTOR GRANTS TO GRANTEE A NON-EXCLUSIVE PERPETUAL EASEMENT OF INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY ACROSS THE SUBDIVISION ROADS.

ALSO Conveyed:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 291, 9TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, SHOWN AS LOT 14, CONTAINING 0.834 ACRES, MORE OR LESS, OF APPLE VALLEY OVERLOOK SUBDIVISION, AS PER PLAT OF SURVEY BY SOUTHERN GEOSYSTEMS, LTD, JAMES C. JONES, GRLS NOT 2298, DATED AUGUST 1, 2005, AS RECORDED IN PLAT BOOK 56, PAGES 231-232, UNION COUNTY, GEORGIA RECORDS, WHICH DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

THE PROPERTY IS SUBJECT TO THE RESTRICTIONS AND COVENANTS AS RECORDED IN DEED BOOK 613, PAGES 648-650, UNION COUNTY, GEORGIA RECORDS.

THE PROPERTY IS MADE SUBJECT TO THE ROADS AS SHOWN ON THE AFORESAID PLAT. THE PROPERTY IS SUBJECT TO A BLANKET EASEMENT AS RECORDED IN DEED BOOK 597, PAGES 166-167, UNION COUNTY, GEORGIA RECORDS.

THE PROPERTY IS SUBJECT TO THE EASEMENT GRANTED TO BLUE RIDGE MOUNTAIN EMC, AS RECORDED IN DEED BOOK 617, PAGE 592, UNION COUNTY, GEORGIA RECORDS.

THE PROPERTY IS SUBJECT TO THE EASEMENT RECORDED IN DEED BOOK 873, PAGES 91-92, UNION COUNTY, GEORGIA RECORDS.

This sale will be held 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.

The indebtedness remaining in default, the sale will be made for the purpose of applying proceeds thereof to the payment of the indebtedness secured by the deed to secure debt, accrued interest and expenses of the sale and other sums secured by the deed to secure debt, and the remainder if any shall be applied as permitted by law.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is AgGEORGIA FARM CREDIT, ACA., Box 1373, Gainesville, GA 30503, (770-536-3660). Please understand that the secured creditor is not required by law to negotiate, amend or modify the terms of the mortgage instrument.

To the best of the undersigned's knowledge and belief the property is in the possession of Anthony I. Cole and said property will be sold as the property of Anthony I. Cole. 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 deeds.

The undersigned will execute a deed to the purchaser as authorized in the aforementioned deed to secure debt.

This law firm is acting as a debt collector attempting to collect a debt and all information obtained shall be used for that purpose. AgGEORGIA FARM CREDIT, ACA, for itself and as agent/nominee for any party pursuant to a Master Agreement among it and its wholly-owned subsidiaries AgGeorgia FLCA and AgGeorgia PCA, as their interests may appear, as attorney in fact for Anthony I. Cole.

J. Randall Frost
Stewart, Melvin & Frost, LLP
P. O. Box 3280
Gainesville, GA 30503
770-536-0101
N(Jun10,17,24,Jul1)

NOTICE OF SALE UNDER POWER GEORGIA, UNION COUNTY

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Ann D. Rich to BAHS, a Division of Bank America, FSB, dated March 26, 1996, recorded in Deed Book 245, Page 633, Union County, Georgia Records, as last transferred to Towd Point Mortgage Trust 2018-2, U.S. Bank National Association, as Indenture Trustee by assignment 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 July, 2020, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Towd Point Mortgage Trust 2018-2, U.S. Bank National Association, as Indenture Trustee is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, 888-818-6032.

To the best knowledge and belief of the undersigned, the party in possession of the property is Ann D. Rich and Estate Of Ann D. Rich or a tenant or tenants and said property is more commonly known as 5199 Town Creek School, Blairsville, Georgia 30512.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

Towd Point Mortgage Trust 2018-2, U.S. Bank National Association, as Indenture Trustee as Attorney in Fact for Ann D. Rich

McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT "A"

All of that tract or parcel of land lying or being in Land Lot 150, of the 16th District, 1st Section, Union County, Georgia and being more particularly described as follows:

Commencing at the Northwest corner of Land Lot 150, said corner being the common corner of Land Lots 127, 128, 150 & 151; thence proceeding southerly along the west line of Land Lot 150, South 01 degrees 05 minutes 00 seconds West for a distance of 563.45 feet to THE POINT OF BEGINNING, thence departing said west line of Land Lot 150 and proceeding easterly South 88 degrees 55 minutes 00 seconds East for a distance of 208.71 feet to a point; thence South 01 degrees 05 minutes 00 seconds West for a distance of 208.71 feet to a point; thence South 00 degrees 27 minutes 58 seconds West for a distance of 32.61 feet to a point; thence South 27 degrees 01 minutes 36 seconds East for a distance of 18.35 feet to a point; thence South 26 degrees 29 minutes 54 seconds East for a distance of 55.79 feet to a point; thence South 21 degrees 06 minutes 29 seconds East for a distance of 133.15 feet to a point on the northeasterly r/w of Town Creek Road (r/w varies); thence proceeding 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/bdr 7/7/20

Our file no. 5428119 - FT1
N(Jun10,17,24,Jul1)