Towns County Herald

Legal Notices for August 28, 2019

IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA IN RE: ESTATE OF GAIL BRIDGES MURRAY, DECEASED

ESTATE NO. 2019-66
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
TO: All Interested parties and to whom it may

Anthony Dale Murray has petitioned to be appointed Administrator of the estate of Gail Bridges Murray 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 who said O.C.C.A. S 35-12-201. 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 September 2 2010

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 must be tendered with your objections, unless you qualify to file as an indigent party. Con-tact 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

Dayid Rogers
Judge of the Probate Court
By: Kerry L. Berrong
Clerk of the Probate Court
48 River St. Suite C
Hiawassee, GA 30546 Address 706-896-3467

NOTICE TO CREDITORS AND DEBTORS

NOTICE TO CREDITORS AND DEBTORS
All creditors of the Estate of ROGER NEAL ANDERSON deceased of Towns County, Hiawassee, Georgia are hereby notified to render in
their demands to the undersigned according
to law; and all persons indebted to said estate are required to make immediate payment
to the undersigned Executor of the Estate of
ROGER NEAL ANDERSON.
This 8th day of August, 2019.
Frances C. Norton, Executor
Estate Roger Neal Anderson
2299 Duncan Road

2299 Duncan Road Zees buildan load Young Harris, Georgia 30582 Submitted by: Pamela Kendall Floyd, PC Attorney for Estate P.O. Box 1114 Hiawassee, GA 30546

NOTICE TO CREDITORS AND DEBTORS All creditors of the Estate of THOMAS WILLIAM ARBAUGH deceased of Towns County, Hiawas-ARBAUGH deceased of lowins county, mawas-see, Georgia are hereby notified to render in their demands to the undersigned according to law; and all persons indebted to said es-tate are required to make immediate payment to the undersigned Executor of the Estate of THOMAS WILLIAM ARBAUGH.

This 29th day of July, 2019. John Van Nus, III, Executor Estate Thomas William Arbaugh Estate Thomas William Arb 551 Travaden Trail Hiawassee, Georgia 30546

STATE OF GEORGIA

COUNTY OF TOWNS
NOTICE TO DEBTORS AND CREDITORS
RE: William Paul Shook
All debtors and creditors of the estate of Wil-

All debtors and creditors of the estate of William Paul Shook, deceased, late of Towns
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 14th day of August, 2019.
Timothy Paul Shook, Executor
Address: 5720 Swanson Road
Young Harris, GA 30582
Timog21.28.Sept.12)

T(Aug21,28,Sept4,12) IN THE PROBATE COURT OF TOWNS COUNTY

STATE OF GEORGIA
IN RE: ESTATE OF
DOROTHY L. MOODY A.K.A.
DOROTHY LINDSEY MOODY, DECEASED

ESTATE NO. 2019-52

NOTICE
IN RE: The Petition to Probate Will in Solemn
Form in the above-referenced estate having
been duly filed,
TO: Tracy White & Alicia Lively
[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 September 16,
2019.

2019. BE NOTIFIED FURTHER: All objections to the 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. Con-tact Probate Court personnel for the required

tact 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.

David Rogers

Judge of the Probate Court

By: Kerry L. Berrong

Cierk of the Probate Court

48 River St., Suite C Hiawassee, GA 30546 706-896-3467 Telephone Number

NOTICE TO CREDITORS All creditors of the Estate of Colleen H. Hoodenpyle, deceased, late of Towns County, are hereby notified to render their demands to the undersigned according to law, and all person indebted to said estate are required to make immediate payment to me. This the 14th day of August, 2019

David E. Barrett As Attorney for Estate of Colleen H. Hoodenpyle

David E. Barrett 108 Blue Ridge Hwy., Suite 6 Blairsville, GA 30512 706-745-0250 (phone) 706-745-0234 (fax)

T(Aug21,28,Sept4,11) NOTICE OF ARTICLES OF INCORPORATION

Notice is given that Articles of Incorporation that will incorporate Hardwood Trail Property Owner's Association, Inc. have been delivered Owner's Association, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Corporation Code. The initial registered office of the corporation is located at 231 Chatuge Way, Hiawassee, Georgia 30546, and its initial registered agent at such address is Stephanie W. McConnell.

APPLICATION TO REGISTER A BUSINESS

TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP OR OTHERS STATE OF GEORGIA

The undersigned does hereby certify that Duke - Rigers Marina, LLC conducting a business as Ridges Marina in the City of Hiawassee, County of Towns, State of Georgia, under the name of Ridges Marina and that the nature of the busi-ness is Marina and Marina Store and that the names and addresses of the persons, firms, or partnership owning and carrying on said trade or business are Duke Capital Investments, LLC, 2008 Eastview Parkway, Suite 150, Conyers, GA 3001.

NOTICE TO DEBTORS & CREDITORS RE: Estate of Annie Pearl Bryson

All creditors of the Estate of Annie Pearl Bryson, deceased, late of Towns County, 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.

This the 22nd day of August, 2019

Beatrice Thurman PO Box 145 Hiawassee, GA 30546 706-896-2426

NOTICE TO DEBTORS & CREDITORS

RE: Estate of Boyce Lemar McNabb All creditors of the Estate of Boyce Lemar McNabb, deceased, late of Towns County, 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. This the 19th day of August, 2019

PO Box 525 Hiawassee, GA 30546 706-487-9770 T(Aug28,Sept4,11,18)

NOTICE OF INTENT TO INCORPORATE

Notice is given that the Articles of Incorpora-tion which will incorporate CHATUGE HOME SERVICES, LLC., a domestic profit limited li-ability company with a mailing address of 707 Bell Creek Road, Hiawassee, Georgia 30546, has been delivered to the Secretary of State for filing in accordance with the applicable provisions of the Georgia Business Corporation Code. The initial registered office of the corporation will be located at 707 Bell Creek Road, Hiawassee, Georgia 30546, and its initial registered agent at such address is PRISCILLA D. STILWELL PAMELA KENDALI FLOYD, P.C.

Hiawassee, Georgia 30546

NOTICE OF INTENT TO INCORPORATE
Notice is given that the Articles of Incorporation which incorporated LEGACY COMMUNICATIONS HOLDINGS, LLC, a domestic profit limit-Hons NoLDINGS, LLC, a comestic prior limited liability company with a mailing address of 1088 Henson Drive, Hiawassee, Georgia 30546, has been delivered to the Secretary of State for filing in accordance with the applicable provisions of the Georgia Business Corporation Code. The initial registered office of the corporation will be located at 1088 Henson Drive, Hiawassee, Georgia 30546, and its initial registered agent at such address is Pam Dean.

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

WALTER F. NOWAK. DECEASED

[For Discharge from Office and all Liability]
IN RE: Petition for Discharge of Personal Representative TO: All Interested Parties, all and singular the

TO: All Interested Parties, all and singular the heirs of said Decedent, the beneficiaries under the will, and 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 September 9, 2019.

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 must be tendered with your objections, unless you qualify to file as an indigent party. Con-tact 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 date. If no objections are filed be granted without a hearing. David Rogers Judge of the Probate Court By: Kerry L. Berrong Clerk of the Probate Court

48 River St. Suite C Hiawassee, GA 30546 Address 06-896-3467 Telephone Number

CITATION

IN THE SUPERIOR COURT OF TOWNS COUNTY GEORGIA DOCKET NO. SUCV2019000102 DEPARTMENT OF TRANSPORTATION

VS.
5.189 acres of land; and certain easement rights; and EMV Investments, LLC; United Community Bank; and Bruce Rogers, Towns County Tax Commissioner, 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 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: State, as follows:
That the above stated case, being a condemnation in rem against the property hereinafter described, was filed in said Court on the
5th day of August, 2019; 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

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 Nos. 7B, 8, 228, 2288, 228B, 228C, 228D, 228E, 228F, 228G, & 228H 19.

such authority, the Department of Transpor such authority, the Department of Harispor-tation has deposited with the Clerk of the Superior Court of said County \$347,400.00 as the just compensation for the said lands de-scribed; and all persons claiming such fund or any interest therein, are hereby required to make known their claims to the Court;

make known their claims to the Court; In accordance with the provisions of the Of-ficial Code of Georgia Annotated, the Plain-tiff-Condemnor has prayed the Court for Im-mediate possession of said property, and all persons having any interest in or claim against such property, as above set forth, are required such property, as above set rorm, are required by the Order of the Judge of said Court to sur-render possession of the property to the De-partment 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 Dec-laration and the deposit of the fund into Court but not later than 30 days following the date of service as provided for in the Official Code of Georgia Annotated Sections 32-3-8 through 32-3-10 to file with the Court a notice of appeal, the same to be in writing and made a part of the record in the proceedings. The said property, as thus affected, is de-

SEE PAGE 20-A, 20-B, 20-C FOR DESCRIPTION

SEE PAGE 20-14, 20-5, 20-6 POINT BESCRIFTION
This 14th day of August, 2019.
/s/ Cecil Dye
Clerk Superior Court
TOWNS COUNTY
Parcel Nos. 7B, 8, 228, 228A, 228B, 228C, 228D,
228E, 228F, 228G, 828H 20.

All that tract or parcel of land lying and being in Land Lot 118 of the 17 Land District of Towns County, Georgia, being more particularly described as follows:

scribed as follows:
Parcel 7B
Required Right of Way:
Beginning at a point 25.9 feet right of and opposite Station 21+04.85 on the construction centerline of SR 66 on Georgia Highway Project No. BR000-0000-00(304); running thence N 49°11'50.3" W a distance of 19.66 feet to a point 24.25 feet right of and opposite station 21+24.51 on said construction centerline laid out for SR 66; thence N 20°40'03.1" E a distance of 45.01 feet to a point 65.00 feet right of and opposite station 21+44.3.75 on said construction centerline laid out for SR 66; thence S 44°15'32.8" E a distance of 32.32 feet to a point 65.00 feet right of and opposite station 21+11.12 on said construction centerline laid out for SR 66; thence S 36°52'51.1" W a distance of 20.47 feet to a point 44.76 feet right of and opposite station 21+08.00 on said construction centerline laid out for SR 66; thence S 36°52'51.1" W a distance of 20.47 feet to a point 44.76 feet right of and opposite station 21+08.00 on said construction centerline laid out for SR 66; thence S 36°52'51.1" struction centerline laid out for SR 66; thence S 36°09'11.1" W a distance of 19.12 feet back to the point of beginning. Containing 0.024 acres

more or less. Said described lands being the required right of ways and are shown on the attached Plats marked Annex 1-A.

attached Plats marked Annex 1-A.
Also to be acquired by condemnation is a temporary easement for construction of a driveway being described as follows:
Driveway Easement:
Beginning at a point 65 feet right of and opposite Station 21+11.12 on the construction

posite Station 21+11.12 on the construction centerline of SR 66 on Georgia Highway Project No. BR000-0000-00(304); running thence N 44*15*32.8" W a distance of 32.32 feet to a point 65.00 feet right of and opposite station 21+43.75 on said construction centerline laid out for SR 66; thence N 20°40*03.1" E a disout 10 Sh 06; itelete N 24 00.51 E a distance of 5.57 feet to a point 70.04 feet right of and opposite station 21+46.14 on said construction centerline laid out for SR 66; thence S 44°11'08.8" E a distance of 33.80 feet to a point 70.00 feet right of and opposite station 21+12.00 on said construction centerline laid 21412.00 off 3and Constitution Centermie latu-out for SR 66; thence \$ 35°44'28.8" W a dis-tance of 5.08 feet back to the point of begin-ning. Containing 0.004 acres more or less. Parcel Nos. 7B, 8, 228, 228A, 228B, 228C, 228D, 228E, 228F, 228G, & 228H 20-A.

Parcel 8
Required Right of Way:
Beginning at a point 24.25 feet right of and opposite Station 21+24.51 on the construction centerline of SR 66 on Georgia Highway Project No. BR000-0000-00(304); running thence N 49°06'28.4" Wa distance of 768.29 feet to a point 43.07 feet left of and opposite station 28+91.56 on said construction centerline laid out for SR 66; thence N 29°53'01.6" E a distance of 109.06 feet to a point 62.79 feet right of and opposite station 29+17.72 on said construction centerline laid out for SR 66; thence N 27°04'29.1" E a distance of 23.17 feet to a struction centerline laid out for SR 66; thence N 27°04'29.1" E a distance of 23.17 feet to a point 85.00 feet right of and opposite station 29+24.27 on said construction centerline laid out for SR 66; thence southeasterly 176.13 feet along the arc of a curve (said curve having a radius of 8085.00 feet and a chord distance of 176.12 feet on a bearing of \$ 45°44'03.3" E) to the point 85.00 feet right of and opposite station 27+50.00 on said construction centerline laid out for SR 66; thence N 44°53'23.4" E a distance of 35.00 feet to a point 120.00 feet right of and opposite station 27+50.00 on said construction centerline laid out for SR 66; thence centerline laid out for SR 66; thence struction centerline laid out for SR 66; thence S 37°51'38.5" E a distance of 380.55 feet to a point 80.00 feet right of and opposite station 23+75.00 on said construction centerline laid out for SR 66; thence S 46°45'37.7" W a distance of 50°50's and 50°50's construction centerline laid out for SR 66; thence S 46°45'37.7" W a distance of 15°50' feet in 15°50' fee out for Sh oo; inence \$ 40*37.7" at alstance of 15.00 feet to a point 65.00 feet right of and opposite station 23+75.00 on said construction centerline laid out for SR 66; thence \$43*1472.3" E a distance of 123.00 feet to a point 65.00 feet right of and opposite station 22+52.00 on said construction centerline laid start for SR 66; thence southeaster 107.25 feet out for SR 66; thence southeasterly 107.25 feet out for SN 60; thence southeasterly 107.25 feet along the arc of a curve (said curve having a radius of 6935.00 feet and a chord distance of 107.25 feet on a bearing of S 43°40'57.2" E) to the point 65.00 feet right of and opposite station 21.43.75 on said construction centerline laid out for SR 66; thence S 20°40'03.1" W a laid out for SR 66; thence S 20°40′03.1" W a distance of 45.01 feet back to the point of be-ginning. Containing 1.758 acres more or less. Said described land being the required right of way and is shown on the attached Plats marked Annex 1-A. Also to be acquired by condemnation is a temporary easement for construction of a driveway being described as follows:

Parcel Nos. 7B, 8, 228, 228A, 228B, 228C, 228D, 228E, 228F, 228G, 228H, 20-B.

Driveway Easement:

2205, 2207, 2200, α 2201 20-0. Driveway Easement: Beginning at a point 65 feet right of and opposite Station 21+43.75 on the construction centerline of SR 66 on Georgia Highway Project No. BR000-0000-00(304); running thence northwesterly 16.10 feet along the arc of a curve (said curve having a radius of 6935.00 feet and a chord distance of 16.10 feet on a bearing of N 44°03'32.7" W) to the point 65.00 feet right of and opposite station 21+60.00 on said construction centerline laid out for SR 66; thence N 46°00'26.8" E a distance of 5.00 feet to a point 70.00 feet right of and opposite station 21+60.00 on said construction centerline laid out for SR 66; thence S 44°11'48.9" E a **Driveway Easement:** laid out for SR 66; thence S 44*11*48.9" E a distance of 13.72 feet to a point 70.04 feet right of and opposite station 21+46.14 on said construction centerline laid out for SR 66; thence S 20°40'03.1" W a distance of 5.57 feet book to the tenter is the control for the said construction centerline laid out for SR 66; thence S 20°40'03.1" W a distance of 5.57 feet book to the tenter is control. feet back to the point of beginning. Containing

Teet back to the point of beginning, containing 0.002 acres more or less.

The title, estate or interest in the above described lands, required by condemnor and now taken by condemnor for public use is as follows: Fee simple title to the above described. lands as shown described within on the at-tached plats dated the 18th day of April , 2018; Last Revised: Sheet No. 60-002 on March 26, 2019, Sheet No.60-003 on January 15, 2018, Sheet No.60-006 on May 28, 2019, and Sheet No.60-007 on May 28, 2019 and attached here-to as Annex 1-A.

to as Annex 1-A.

Two temporary easements are condemned for the right to construct a driveway to connect the newly constructed road and right of way to the condemnees' remaining land for driveway purposes. Said easements shall expire on August 1, 2024 and are as shown described within an the extended after product the process of the condemnees. scribed within on the attached plats marked Annex 1-A. Upon completion of the project, the driveways will remain in place for use by the

Parcial 228-1
Required Right of Way:
Beginning at a point 34.69 feet right of and opposite Station 20+05.53 on the construction centerline laid out for SR 66 on Georgia Highway Project No. APDO0-0056-02(029); running thence N 49*08*20.2" W a distance of 99.11 feet to a point 297.28 feet right of and exposite and exposite project No. APDO0-0056-02(029); running the control of the project of the feet to a point 227.28 feet right of and opposite station 21+04.80 on said construction center-line laid out for SR 66/MURPHY ST: thence N 38.48 feet to a distance of 38.44 feet to a distance of 38.44 feet to a point 65.22 feet right of and opposite station 21+11.03 on said construction centerline laid out for SR 66/MURPHY STILLION CENTERINE BIAL OUT TO SK BOMURPHY ST; thence southeasterly 35.60 feet along the arc of a curve (said curve having a radius of 6935.00 feet and a chord distance of 35.60 feet on a bearing of S 53°44'31.7" E) to the Parcel Nos. 7B, 8, 228, 2288, 228B, 228C, 228D, 228E, 228F, 228G, & 228H 20-C.

Point 70.91 feet right of and opposite station 20-75.54 on said construction centerline laid out for SR66/MURPHY ST; thence N 20°50'56.4" E a distance of 183.21 feet to a point 90.00 feet left of and opposite station 1047-95.14 on said construction static point 90.00 feet left of and opposite station 1047-95.14 on Said tert of and opposite station 104/495.14 on said construction centerline laid out for SR 515/US 76 BYPASS; thence S 40°57'15.9" E a distance of 154.97 feet to a point 46.58 feet right of and opposite station 1047+21.91 on said construction centerline laid out for SR 515/US 76 BYPASS; thence S 48°01'20.8" W a distance of 192.76 feet back to the point of beginning Containing 1.507 acres more or less Containing 0.507 acres more or less. Parcel 228-2

Parcial 226-2 Required Right of Way: Beginning at a point 90.00 feet left of and op-posite Station 1048+84.26 on the construction centerline laid out for SR 515/US 76 BYPASS on Georgia Highway Project No. APD00-0056-02(029); running thence N 20°50'56.4" E a distance of 144.17 feet to a point 90.00 feet left of and opposite station 1050+28.43 on said construction centerline laid out for SR 515/US 76 BYPASS; thence northeasterly 224.42 feet along the arc of a curve (said curve having a radius of 1290.00 feet and a chord distance of 224.14 feet on a bearing of N 25°49'58.2" E) to the point 90.00 feet left of and opposite sta-tion 1052+37.20 on said construction center-line laid out for SR 515/US 76 BYPASS; thence line laid out for Sk 515/US /6 BYPASS; thence 5 59°11'00.1" E a distance of 25.00 feet to a point 65.00 feet left of and opposite station 1052+37.20 on said construction centerline laid out for SR 515/US 76 BYPASS; thence northeasterly 113.78 feet along the arc of a curve (said curve having a radius of 1265.00 feet and a chord distance of 113.74 feet on a bearing 6 th 23°23/218° E b. to a point 65.00 point 65.00 feet and a chord distance of 113.74 feet on a reet and a chord distance or 113.74 feet on a bearing of N 33°23'35.8" E) to a point 65.00 feet left of and opposite station 1053+45.13 on said construction centerline laid out for SR 515/US 76 BYPASS; thence S 53°19'18.8" E a distance of 32.79 feet to a point 32.21 feet left of and opposite station 1053-44/73 on said construction centerline laid out for SR 515/ US 76 BYPASS; thence S 52°27'42.8" E a distance of 32.66 feet to a point 0.43 feet right of and opposite station 1053-43.83 on said content that the content of the state of the struction centerline laid out for SR 515/US 76 BYPASS; thence S 41°46'03.8" E a distance of 23.78 feet to a point 23.65 feet right of and op-posite station 1053+38.65 on said construction centerline laid out for SR 515/US 76 BYPASS; thence S 36°10'31.8" E a distance of 23.35 feet to a point 45.82 feet right of and opposite station 1053+31.08 on said construction center-line laid out for SR 515/US 76 BYPASS; thence S 26°25'32.8" E a distance of 24.42 feet to a

point 67.26 feet right of and opposite station 1053+18.83 on said construction centerline laid out for SR 515/US 76 BYPASS; thence 1053+18.83 on said construction centerline laid out for SR 515/US 76 BYPASS; thence \$43°27'55.8" E a distance of 17.54 feet to a point 84.42 feet right of an opposite station 1053+14.96 on said construction centerline laid out for SR 515/US 76 BYPASS; thence \$41°08'51.0" W a distance of 116.50 feet to a point 65.08 feet right of and opposite station 1051+92.39 on said construction centerline laid out for SR 515/US 76 BYPASS; thence \$48°51'09.0" E a distance of 40.39 feet to a point 104.48 feet right of and opposite station 1051+82.83 on said construction centerline laid out for SR 515/US 76 BYPASS; thence \$14°57'45.7" W a distance of 62.64 feet to a point 117.13 feet right of and opposite station 1051+15.23 on said construction centerline laid out for SR 515/US 76 BYPASS; thence N 48°51'09.0" W a distance of 105.19 fee to Parcel Nos. 7B, 8, 228, 228B, 228B, 228C, 228D, 228E, 228F, 228G, & 228H 20-D. a point 15.73 feet right of and opposite station 1051+44.89 on said construction centerline laid out for SR 515/US 76 BYPASS; thence northwesterly 23.56 feet along the arc of a curve (said curve having a radius of 15.00 feet and a chord distance of 21.21 feet on a bearing of \$86°08'51.0" W) to the point 2.64 feet left of and opposite station 1051+31.22 on said construction centerline laid out for SR 515/US 76 BYPASS; thence S 41°08'51.0" W a distance of 99.86 feet to a point 32.67 feet left of and opposite station 1050+40.33 on said construction centerline laid out for SR 515/US 76 BYPASS; thence S 41°08'51.0" W a distance of 99.86 feet to a point 32.67 feet left of and opposite station 1050+40.33 on said construction centerline laid out for SR 515/US 76 BYPASS; thence S 41°08'51.0" W a distance of 99.86 feet to a point 32.67 feet left of and opposite station 1050+40.33 on said construction centerline laid out for SR 515/US 76 BYPASS; thence S 41°08'51.0" W a distance of 99.86 feet to a point 32.67 feet left of and opposite station 1050+40.33 on said construction centerline laid out for SR 515/US 76 BYPASS; thence S

distance of 99.86 feet to a point 32.67 feet left of and opposite station 1050+40.33 on said construction centerline laid out for SR 515/US 76 BYPASS; thence S 41*08*51.0" W a distance of 115.00 feet to a point 72.50 feet left of and opposite station 1049+32.80 on said construction centerline laid out for SR 515/US 76 BYPASS; thence S 41*08*51.0" W a distance of 36.26 feet to a point 85.08 feet left of and opposite station 1048+98.79 on said construction centerline laid out for SR 515/US 76 BYPASS; thence southwesterly 15.34 feet along the arc of a curve (said curve having a radius of 275.00 feet an a chord distance of 15.34 feet on a bearing of \$39*33*02.4" W) back to the point of beginning. Containing 1.026 acres more or less.

Parcel 228A
Required Right of Way:

Parcel 228A
Required Right of Way:
Beginning at a point 90.00 feet left of and opposite Station 1047+95.14 on the construction centerline laid out for SR 515/US 76 BYPASS running thence N 20°5/056.4" E a distance of 27.07 feet to a point 90.00 feet left of and opposite station 1048+22.21 on said construction centerline laid out for SR 515/US 76 BYPASS; thence S 41°35'12.1" E a distance of 111.48 feet to a point 8.83 feet right of and opposite station 1047+77.62 on said construction centerline laid out for SR 515/US 76 BYPASS; thence N 41°08'51.0" E a distance of 74.53 feet to a point 34.68 feet right of and opposite station 1047+70.62 on said construction centerline laid out for SR 515/US 76 BYPASS; thence N 41°08'51.0" E a distance of 74.53 feet to a point 34.68 feet right of and opposite station 1048+40.53 on said construction centerline laid out for SR 515/US 76 BYPASS; thence S 80°51'27.0" E a distance of 85.74 feet to a point 118.64 feet right of and opposite station 1048+57.92 on said construction centerline laid out for SR 515/US 76 BYPASS; thence S 9°08'33.0" W a distance of 160.18 feet to a point 151.14 feet right of and opposite station 1047+01.08 on said construction centerline laid out for SR 515/US 76 BYPASS; thence S 30°30'33.0" W a distance of 32.74 feet to a point 145.65 feet right of and opposite station 1046+68.80 on said construction centerline laid out for SR 515/US 76 BYPASS; thence N 40°57'15.9" W a distance of 112.40 feet to a point 46.58 feet right of and opposite station 1047+21.91 on said construction centerline laid out for SR 515/US 76 BYPASS; thence N 40°57'15.9" W a distance of 154.97 feet back to the point of beginning. Containing 0.457 acres more or less.

Parcel Nos. 7B, 8, 228, 228A, 228B, 228C, 228D, 228E, 228F, 228F, 228G, & 228H 20-E.

Parcel 228B

Parcel 228B

Parcial 228B
Required Right of Way:
Beginning at a point 90.00 feet left of and opposite Station 1048.22.21 on the construction centerline laid out for SR 515/US 76 BYPASS; running thence N 20°50'56.4" E a distance of running thence N 20°50′56.4" E a distance of 62.05 feet to a point 90.00 feet left of and opposite station 1048+84.26 on said construction centerline laid out for SR 515/US 76 BYPASS; thence northeasterly 15.34 feet along the arc of a curve (said curve having a radius of 275.00 feet and a chord distance of 15.34 feet on a bearing of N 39°33′02.4" E) to the point 85.08 feet left of and opposite station 1048+98.79 on said construction centerline laid out for SR 515/US 76 BYPASS; thence N 41°08′51.0" E a distance of 36.26 feet to a point 72.50 feet left of an opposite station 1049+32.80 on said construction centerline laid out for SR 515/US 76 BYPASS; thence S 49°43′01.2" E a distance of 132.56 feet to a point 52.50 feet right of and opposite station 1048+88.69 on said construction centerline laid out for SR 515/US 76 BYPASS; thence S 41°08′51.0" W a distance of 51.36 feet to a point 34.88 feet

515/US 76 BYPASS; thence S 41°08'51.0" W a distance of 51.36 feet to a point 34.68 feet right of an opposite station 1048+40.53 on said construction centerline laid out for SR 515/US 76 BYPASS; thence S 41°08'51.0" W a distance of 74.53 feet to a point 8.35 feet right of and opposite station 1047+70.62 on said construction centerline laid out for SR 515/US 76 BYPASS; thence N 41°35'12.1" W a distance of 111.48 feet back to the point of beginning. Containing 0.340 acres more or less. Parcel 228C Required Right of Way:

Parcel 2280
Required Right of Way:
Beginning at a point 72.50 feet left of and opposite Station 1049+32.80 on the construction centerline laid out for SR 515/US 76 BYPASS; running thence N 41°08'51.0" E a distance of 115.00 feet to a point 32.67 feet left of and opposite station 1050.40.33 on said construction centerline laid out for SR 515/US 76 BYPASS; thance S 48°51'19.0" E a distance of 132.54 centerline laid out for SR 515/US 76 BYPASS; thence S 48°51'09.0" E a distance of 132.54 feet to a point 91.70 feet right of and opposite station 1049+94.68 on said construction centerline laid out for SR 515/US 76 BYPASS; thence S 41°08'51.0" W a distance of 48.85 feet to a point 74.75 feet right of and opposite station 1049+48.86 on said construction centerline laid out for SR 515/US 76 BYPASS; thence S 41°08'51.0" W a distance of 64.15 feet to a point 52.50 feet right of and opposite station 1049+88.69 on said construction centerline laid out for SR 515/US 76 BYPASS; thence N 49°43'01.2" W a distance of 132.56 feet to the point of beginning. Containing 0.347 acres more or less.

acres more or less. Parcel Nos. 7B, 8, 228, 228A, 228B, 228C, 228D, 228E, 228F, 228G, & 228H 20-F.

Parcel 228D

Parcial 228U

Required Right of Way:

Beginning at a point 32.67 feet left of and opposite Station 1050+40.33 on the construction centerline laid out for SR 515/US 76 BYPASS; running thence N 41°08'51.0" E a distance of 99.86 feet to a point 2.64 feet left of and opposite station 1051-134.22 on said construction centerline laid out for SR 515/US 76 BYPASS; thence northeasterly 23.56 feet along the arc of a curve (said curve having a radius of 15.00 feet and a chord distance of 21.21 feet on a bearing of N 86°08'51.0" E) to the point 15.73 feet right of and opposite station 1051+44.89 on said construction centerline laid out for SR 515/US 76 BYPASS; thence S 48°51'09.0 E a distance of 105.19 feet to a point 117.13 feet right of and opposite station 1051+15.23 99.86 feet to a point 2.64 feet left of and oppofeet right of and opposite station 1051+15.23 on said construction centerline laid out for on said construction centerline laid out for SR 515/US 76 BYPASS; thence S 14°57'45.7 W a distance of 27.99 feet to a point 121.65 feet right of and opposite station 1050+84.55 on said construction centerline laid out for SR 515/US 76 BYPASS; thence S 41°08'51.0" W a distance of 89.74 feet to a point 91.70 feet right of and opposite station 1049+94.68 on said construction centerline laid out for SR 515/US 76 BYPASS; thence N 48°51'09.0" W a distance of 132.54 feet back to the point of beginning. Containing 0.345 acres more or less. Parcel 228E

quired Right of Way Reginning at a point 151.14 feet right of an op-posite Station 1047+01.08 on the construction centerline laid out for SR 515/US 76 BYPASS; thence N 9°08'33.0" E a distance of 160.18 feet thence N 9°08'33.0" E a distance of 160.18 feet to a point 118.64 feet right of and opposite station 1048+57.92 on said construction centerline laid out for SR 515/US 76 BYPASS; thence S 80°51'27.0" E a distance of 26.97 feet to a point 145.04 feet right of and opposite station 1048+63.39 on said construction centerline laid out for SR 515/US 76 BYPASS; thence S 14°57'45.7" W a distance of 124.05 feet to a point 157.77 feet right of and opposite station 1047+40.00 on said construction centerline laid out for SR 515/US 76 BYPASS; thence S 30°30'33.0" W a distance of 39.48 feet back to the point of beginning. Containing 0.065 acres the point of beginning. Containing 0.065 acres more or less.

Parcel 228F
Required Right of Way:
Beginning at a point 34.68 feet right of an opposite Station 1048+40.53 on the construction
centerline laid out for SR 515/US 76 BYPASS;
thence N 41°08'51.0" E a distance of 51.36
feet to a point 52.50 feet right of an opposite station 1048+88.69 on said construction
centerline laid out for SR 515/US 76 BYPASS;
thence N

thence N
Parcel Nos. 7B, 8, 228, 228A, 228B, 228C, 228D, 228E, 228F, 228G, & 228H 20-G.
41°08'51.0" E a distance of 64.15 feet to a point 74.75 feet right of and opposite station 1049+48.86 on said construction centerline laid out for SR 515/US 76 BYPASS; thence S 78°04'42.6" E a distance of 61.24 feet to a point 135.25 feet right of and opposite station 1049+58.36 on said construction centerline laid out for SR 515/US 76 BYPASS; thence S 14°57'45.7" W a distance of 95.47 feet to a point 145.04 feet right of and opposite station 14°57'45.7" W a distance of 95.47 feet to a point 145.04 feet right of and opposite station 1048+63.39 on said construction centerline laid out for SR 515/US 76 BYPASS; thence N 80°51'27.0" W a distance of 26.97 feet to a point 118.64 feet right of and opposite station 1048+57.92 on said construction centerline laid out for SR 515/US 76 BYPASS; thence N 80°51'27.0 W a distance of 85.74 feet back to the point of beginning. Containing 0.194 acres more or less.

Parcel 2286
Required Right of Way:
Beginning at a point 74.75 feet right of and opposite Station 1049+48.86 on the construction centerline laid out for SR 515/US 76 BYPASS; thence N 41°08'51.0" E a distance of 48.85 feet to a point 91.70 feet right of and opposite station 1049+94.68 on said construction centerline laid out for SR 515/US 76 BYPASS; thence N 41°08'51.0" E a distance of 89.64 feet to a M 41°08'51.0" E a distance of 89.64 feet to a Intel and out for Sk 515/US / 6 BYPASS; thence N 41'08'51.0" E a distance of 89.64 feet to a point 121.65 feet right of and opposite station 1050-84.55 on said construction centerline laid out for SR 515/US 76 BYPASS; thence S 14'57'45.7" W a distance of 121.12 feet to a noint 135.25 feet right of and opposite station 1049+58.36 on said construction centerline laid out for SR 515/US 76 BYPASS; thence N 78*04'42.6* W a distance of 61.24 feet back to the point of beginning. Containing 0.085 acres

more or less. Parcel 228H Parcial 228h Required Right of Way: Beginning at a point 65.08 feet right of and op-posite Station 1051+92.39 on the construction centerline laid out for SR 515/US 76 BYPASS; thence N 41°08'51.0" E a distance of 116.50 thence N 41°08'51.0" E a distance of 116.50 feet to a point 84.42 feet right of and opposite station 1053+14.96 on said construction centerline laid out for SR 515/US 76 BYPASS; thence S 43°27'55.8" E a distance of 0.89 feet to a point 85.30 feet right of and opposite station 1053+14.76 on said construction centerline laid out for SR 515/US 76 BYPASS; thence southwesterly 50.87 feet along the arc of a curve (said curve having a radius of 1114.70 feet and a chord distance of 50.86 feet on a bearing of S 33°12'46.1" W) to the point 85.30 feet right of and opposite station 1052+60.00 on said construction centerline laid out for SR 515/US 76 BYPASS; thence S 14°57'45.7" W a distance of 73.59 feet to a point 104.48 on said construction centerline laid out for SR 515/US 76 BYPASS; thence N 48°51'09.0" W a distance of 40.39 feet back to the point of besitance of 40.39 feet back to the point of besitance of 40.39 feet back to the point of besitance of 40.39 feet back to the point of besitance of 40.39 feet back to the point of besitance of 40.39 feet back to the point of besitance of 40.39 feet back to the point of besitance of 40.39 feet back to the point of besitance of 40.39 feet back to the point of besitance of 40.39 feet back to the point of besitance of 40.39 feet back to the point of besitance of 40.39 feet back to the point of besitance of 40.39 feet back to the point of besitance of 40.39 feet back to the point of besitance of 40.39 feet back to the point of besitance of 40.39 feet back to the point of besitance of 40.39 feet back to the point of besitance of 40.39 feet back to the point of besitance of 40.39 feet back to the point of besitance of 40.39 feet back to the point of besitance of 40.39 feet back to the point of besitance of 40.39 feet back to the point of besitance of 40.39 feet back to the point of besitance of 40.39 feet back to the point of the 40.39 feet back to the point of the 40.39 feet back to the point of 40.39 feet back to the point of 40.39 feet back to the point of 40.39 feet back to 4 distance of 40.39 feet back to the point of be-ginning. Containing 0.041 acres more or less. Parcel Nos. 7B, 8, 228, 228A, 228B, 228C, 228D, 228E, 228F, 228G, & 228H 20-H.

IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA

IN RE: ESTATE OF DAVID A. DENTON, JR., DECEASED ESTATE NO. 2018-48

NOTICE [For Discharge from Office and all Liability] IN RE: Petition for Discharge of Personal Rep-TO: All Interested Parties, all and singular the heirs of said Decedent, the beneficiaries under the will, and to whom it may concern:

the will, and 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 September 9, 2019.

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. Con-tact Probate Court personnel for the required amount of filing fees. If any objections are filed a hearing will be scheduled at a later filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may

date. If no objections are filed, be granted without a hearing. David Rogers
Judge of the Probate Court
By: Kerry L. Berrong
Clerk of the Probate Court
48 River St. Suite C
Hiawassee, GA 30546
Address
706-896-3467
Telephone Number Telephone Number

IN THE PROBATE COURT OF TOWNS COUNTY STATE OF GEORGIA IN RE: ESTATE OF PERCY STEPHEN HAMILTON, DECEASED

ESTATE NO. 2018-85

[For Discharge from Office and all Liability]
IN RE: Petition for Discharge of Personal Re TO: All Interested Parties, all and singular the

heirs of said Decedent, the beneficiaries under the will, and 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 September 9, 2019. 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 must be tendered with your objections, unless you qualify to file as an indigent party. Con you qually to line as an integent 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. David Rogers

Judge of the Probate Court By: Kerry L. Berrong Clerk of the Probate Court 48 River St. Suite C Hiawassee, GA 30546 Address 706-896-3467

NOTICE OF SALE UNDER POWER GEORGIA, TOWNS 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 con-tained in a Security Deed given by Jerry Brad-ford McFalls to Mortgage Electronic Registra-

tion Systems, Inc., as grantee, as nominee for Acopia, LLC, its successors and assigns, dated Acopia, LLC, its successors and assigns, dated August 17, 2012, recorded in Deed Book 518, Page 706, Towns County, Georgia Records, as last transferred to MIDFIRST BANK by assignment recorded in Deed Book 626, Page 36, Towns County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-TWO THOUSAND SIX HUNDRED TEN AND 0/100 DOLLARS (\$162,610.00), 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 Towns County. ar punic outerly to the ingirest bluder for cash before the courthouse door of Towns 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 September, 2019, the following described property: SEE EXHIBIT "#" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Secu-rity 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 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, coning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. MIDFIRST BANK 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: Midland Mortgage, a division of MidFirst Bank, 999 N.W. Grand Boulevard Suite 100, Oklahoma City, OK 73118-6116, 800-654-4566. To the best knowledge and belief of the undersigned, the party in possession of the property is Jerry Bradford McFalls or a tenant or tenants and said property is more commonly known as 2304 Rainbow Ridge Rd, Hiawassee, Georgia 30546. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bank-ruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. MIDFIRST BANK as Attority and the sale is not prohibited under the U.S. Bank-ruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. MIDFIRST BANK as Attority and the sale is not prohibited under the U.S. Bank-ruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. MIDFIRST BANK as Attority and the sale is not prohibited under the U.S. Bank-ruptcy Code and (2) to final confirmation and audit of the status of the loa ruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. MIDFIRST BANK as Attorney in Fact for Jerry Bradford McFalls McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclo-surehotline.net EXHIBIT "A" ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE ISTH DISTRICT, 1ST SECTION, LAND LOT 145, TOWNS COUNTY, GEORGIA, CONTAINING 2.165 ACRES, AND BEING MORE PARTICULARLY DESCRIBED AS LOT 6, CONTAINING 0.993 ACRES, AND LOT 9, CONTAINING 1.172 ACRES OF RAIN-BOW RIDGE ACRES SUBDIVISION. AND SHOWM AND LOT 9, CONTAINING 1.172 ACRES OF RAIN-BOW RIDGE ACRES SUBDIVISION, AND SHOWN ON A PLAT OF SURVEY BY TAMROCK ASSOCIATES, INC., JON G. STUBBLEFIELD, RLS, DATED 11/05/1997 AND RECORDED IN PLAT BOOK 23, PAGE 55, TOWNS COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE; TOGETHER WITH ALL GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT LAND LYING BETWEEN THE AFOREDESCRIBED LOTS AND THE CENTERLIBE OF RAINBOW RIDGE ROAD, NO. 2, SUBJECT TO THE RIGHT OF WAY FOR SAID ROAD SUBJECT TO THE RIGHT OF WAY FOR SAID ROAD SUBJECT TO THE RIGHT OF WAY FOR SAID ROAD SUBJECT TO EASEMENT AND OTHER MATERS OF SURVEY AS SHOWN ON THE ABOVE REFERENCED PLAT. A.P.N. #: 0057A075 MR/ca 9/3/19 Our file no. 5560219 - FT17 T(Just).497.1421.28) T(Jul31,Aug7,14,21,28)

STATE OF GEORGIA

COUNTY of TOWNS

NOTICE OF SALE UNDER POWER

By virtue of the power of sale contained in that certain Deed to Secure Debt from LINDA
J. RADER and EDWARD RADER to MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC.,
AS NOMINEE FOR GMAC MORTGAGE, LLC DBA
DITECH.COM dated May 19, 2007, filed for record June 12, 2007, and recorded in Deed Book
407, Page 683, TOWNS County, Georgia Records, as last transferred to LOANCARE, LLC by
assignment to be recorded. Said Deed to Seassignment to be recorded. Said Deed to Seassignment to be recorded. Satu been of Se-cure Debt having been given to secure a Note dated May 19, 2007 in the original principal sum of ONE HUNDRED FORTY ONE THOUSAND AND 0/100 DOLLARS (\$141,000.00), with inter-est from date at the rate stated in said Note on the unpaid balance until paid, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at TOWNS County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in September, 2019,

OF SAME OF THE HIST THESAGY IN SEPTEMBER, 2015, THE FOLIAMO IN TOWNS COUNTY, STATE OF GEORGIA, AS MORE FULLY DESCRIBED IN DEED BOOK 121, PAGE 251, ID#00100-099-000, BEING KNOWN AND DESIGNATED AS LAND 107116 1711 DISTRICT 000, BEING KNOWN AND DESIGNATED AS LAND
LOT 115, 17TH DISTRICT, 1ST SECTION, TOWNS
COUNTY, GEORGIA, BEING 2.01 ACRES, MORE
OR LESS, PLAT DATED 4/16/1993, RECORDED
IN PLAT BOOK 16, PAGE 275, TOWNS COUNTY,
GEORGIA RECORDS.
BY FEE SIMPLE DEED FROM RAYMOND D.
BY FEE SIMPLE DEED FROM RAYMOND D.

PUETT AS SET FORTH IN DEED BOOK 121. PAGE 251 DATED 08/13/1993 AND RECORDED 08/13/1993, TOWNS COUNTY RECORDS, STATE

OF GEORGIA.

To the best of the knowledge and belief of the undersigned, the party in possession of the property is LINDA J. RADER and EDWARD RADER or a tenant or tenants. Said property may more commonly be known as: 7061 CLARENCE NICHOLS RD, YOUNG HARRIS, GA 30582-2421.

The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on

of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given). The individual or entity that has full authority to negotiate, amend, and modify all terms of the loan is LOANCARE LLC, 3637 SENTARA WAY, VIRGINIA BEACH, VA 23452; (800) 274-6600. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, enof the property, any assessments, liens, encumbrances, zoning ordinances, restrictions,

commandes, resultations, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and out of the the other than the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and body of the sale of th firmation 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 rescis-sion of judicial and nonjudicial 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 in the preceding

As Attorney-in-Fact for LINDA J. RADER EDWARD RADER Phelan Hallinan Diamond & Jones, PLLC Tierra Haimian Diamini & Solie 11675 Great Oaks Way, Suite 320 Alpharetta, GA 30022 Telephone: 770-393-4300 Fax: 770-393-4310 PH # 42360 This law firm is acting as a debt collector. Any information obtained will be used for that